

Municipal Comprehensive Land Use Plan  
Annual Report

Name of Municipality: Town of Smyrna

Date of Plan Certification: February 4, 2013 (amended June 17, 2013)

Date of Report: June 15, 2015

In accordance with 22 Del. C. §702 (g) Municipalities shall provide to the Office of State Planning Coordination a report describing implementation of their comprehensive plan and identifying development issues, trends\* or conditions since the plan was last adopted or amended. The report shall be due annually no later than July 1.

\*Please note that the development trends data is provided twice to further supplement this requirement. Please contact the Office of State Planning Coordination with questions regarding development trends or this annual report.

**1. Please review the recommendations, goals and implementation items within your comprehensive plan and please indicate which items are complete, underway, or not yet started. Also, please include any other comments that you may wish to add.**

Since the 2013 re-certification/update of the Town of Smyrna's Comprehensive Plan the following items, identified in Chapter 4 of the Town of Smyrna Comprehensive Plan, have been **completed**:

- a) Prepared and adopted an historic preservation ordinance to protect and preserve the historic architecture and heritage of the area.  
*(Completed 2003)*
- b) Conducted a review and comparative analysis to ensure consistency between the proposed land use plan map and the existing zoning map as required under state law (HB 255)  
*(Completed 2004)*
- c) Reviewed the Town's charter to streamline it, make it more contemporary, and provide the basis for effective, efficient, and responsive government.  
*(Completed. Charter adopted 2003, amendments adopted 2012)*
- d) Developed and implemented a Matching Façade Improvement Grant program to encourage historic preservation and housing improvement.  
*(Completed 2005 and updated 2014. Through the town's newly re-established Smyrna Slum Clearance and Redevelopment Authority, façade improvement grants are available to all property owners within the town limits.)*
- e) Developed and implemented a program of incentives to encourage redevelopment and continued economic development.  
*(Updated 2014. Smyrna Slum Clearance and Redevelopment Authority (RDA) re-established in June 2014. RDA is able to provide financial assistance to new or expanding businesses, identify blighted areas in town, actively seek out loans, grants, etc. Established a Redevelopment Authority, completed 2004; created incentives for redevelopment of chronically vacant buildings located in commercially zoned areas of the Town or in the Historic Preservation Overlay District, completed 2005; established an annual registration of vacant buildings and registration fees, completed 2007)*

- f) In coordination with DelDOT, the Dover/Kent MPO and the Office of State Planning Coordination, a design Charrette was held during the week of August 20, 2012. The purpose of the Charrette was to develop a master land use and transportation plan for U.S. Route 13 within the existing town limits and extending into areas identified on the town's annexation plan.  
*(Completed 2012)*
- g) The US 13 Corridor Plan was adopted by Mayor and Council, it includes design standards and other controls to ensure that the corridor and its adjacent land uses develop in a pattern that is compatible with safe, efficient travel, will enhance the aesthetic character of the Town, and improve the economic vitality of existing and future businesses.  
*(Completed 2013)*

Since the 2013 re-certification/update of the Town of Smyrna's Comprehensive Plan the following items, identified in Chapter 4 of the Town of Smyrna Comprehensive Plan, are **underway**:

- a) Designate a business and commerce zone where a combination of infrastructure investments and development of a second town-owned business park would foster additional economic development and creation of employment opportunities in the Smyrna-Clayton region. As part of this effort, the existing industrial and business zoning classes will also be reviewed to ensure that Smyrna appropriately provides for office, professional, institutional uses, and mixed use residential.  
*(Underway)*

As stated above in items "f" and "g" the adopted US 13 Corridor Plan provides design standards and other controls that will contribute to the transformation of the look, feel and function of the main commercial corridor of the Town.

Mayor and Council recently adopted a new zoning district, the North Corridor "NC" zoning district that specifically addresses those commercially-zoned properties along U.S. Route 13, from north of Duck Creek to the Rest Area. The adopted standards provide for convenient, controlled access and parking; buildings that are constructed near the roadway, possessing an architectural form and theme reflective of the character of Smyrna's Historic District; and sidewalk, trail, bicycle and parking facilities to provide interconnectivity with surrounding, adjacent uses allowing the northern section of the corridor to function as an entrance into the Town of Smyrna, alerting drivers that they are entering a unique place.

The Town continues to review its existing zoning ordinance, which presents an ideal opportunity to identify new zoning classifications incorporating elements of a form-based zoning approach along the central and southern sections of the U.S. Route 13 corridor.

- b) Developed and implemented contemporary community design standards that promote compact, creatively designed, resource efficient development of the areas proposed for annexation. These standards will foster developments that are similar in character to the town, that promote walking and other non-vehicular forms of transportation, that include sensible and useable open space systems, and that provide a mix of residential uses accompanied by neighborhood commercial and community services, as appropriate.  
*(Underway)*

The Town continues to review its existing zoning ordinance and anticipates adopting new zoning classifications that will improve the aesthetics and function of the Town.

The Town of Smyrna's historic development patterns reflect several areas of growth and annexation. The residential neighborhoods of the historic town-core are composed of small lots in traditional grid

patterns and narrow streets. With the increased demand for smaller residential units and the downsizing trend in the housing industry in recent years, development pressure for townhouse and apartment dwellings is likely to increase.

Smyrna Town Council recently approved an ordinance amendment to require site and design standards for townhouse and apartment dwellings. The newly adopted standards for townhouse and apartment dwelling developments are intended to do the following:

*(Completed 2014)*

- Ensure that townhouse and apartment dwelling developments are designed to be compatible with surrounding neighborhoods and land uses.
- Encourage townhouse and apartment dwelling developments that residents can take pride in and have a sense of ownership in their neighborhood.
- Enhance the public interface of townhouse and apartment dwelling developments with attention to structural placement, building orientation, and landscaping treatment along the streetscape and open space areas.
- Ensure that townhouse and apartment dwelling developments incorporate common open space and amenities that enrich the lives of future residents.
- Ensure that townhouse and apartment dwelling developments are designed with proper setbacks, landscaping, and massing to address privacy and compatibility with adjacent developments or land.

**2. Please highlight any significant accomplishments, development issues, trends, or conditions since the plan was last adopted or amended that may either have enhanced or hindered the implementation of your plan. These accomplishments may be used in the annual report to the Governor.**

The Town issued 99 building permits for new residences, including a mix of single family, apartments and townhomes; potentially adding another 247 +/- residents to the town as these units become occupied.

Construction continues in the developments of Brenford Station II, Cambria Village, Hickory Hollow, Lake Como Woods, Worthington and Christina Apartments.

The Town continues to work diligently with various developers and/or property owners on the redevelopment of downtown Smyrna. Project concepts include a mix of commercial, public service (a new library, senior center, etc.) and residential (particularly senior and market-rate housing) uses.

In May 2014, Smyrna Town Council adopted the **North** Corridor (NC) Zoning District recommendations developed by the former Planning Director and the Planning & Zoning Commission. The NC Zoning District will apply to those parcels fronting U.S. Route 13, from Duck Creek north the State Route 1 interchange.

In November 2014, Smyrna Town Council adopted the **South** Corridor Zoning District (SCZ) recommendations developed by the former Planning Director and the Planning & Zoning Commission. The (SCZ) applies to those parcels fronting U.S. Route 13, from Lake Como south to the intersection of Carter Road.

The purpose of both newly created districts (NC and SCZ) is to provide regulations and graphic design standards to enhance both the function and appearance of the U.S. Route 13 Corridor through the implementation of strategies outlined in both the Smyrna U.S. 13 Corridor Plan and Design Book as well as the Town of Smyrna Comprehensive Plan.

Lastly, Smyrna Town Council has adopted two ordinances in 2014 which: 1) developed appropriate guidelines for the conversion of single family dwellings into multi-family units; and 2) developed rules and regulations for the establishment of private clubs and lodges.

**3. Are there any planning issues that the municipality is currently facing? Do you anticipate any comprehensive plan changes for which the Office of State Planning Coordination may be able to offer technical assistance? If yes, please describe below.**

Not at this time.

**4. Please help update our mailing list by supplying the following information:**

Mayor: H. Joanne Masten email address: jmasten@smyrna.delaware.gov

Town Manager: David S. Hugg III email address: dhugg@smyrna.delaware.gov

Planning Director: Vacant email address: \_\_\_\_\_

City Clerk: Vacant email address: \_\_\_\_\_

Council/Commission Member:

Regina I. Brown, Vice-Mayor Anthony H. DeFeo, Council Member

Andrea C. Rodriguez, Council Secretary Robert C. Johnson, Council Member

John L. Embert, III, Council Member Valerie M. White, Council Member

Planning Commission:

Robert Newnam, Chairman

Jack Bobeck, Commission Member

Michael Reed, Commission Member

Michael McGrath, Commission Member

James Wolfe, Commission Member

On behalf of the Town of Smyrna, I respectfully submit this comprehensive plan annual report to the Office of State Planning Coordination. The information contained in the report is correct and complete.

*H. Joanne Masten*  
**Signature of Mayor**

June 15, 2015  
**Date**

H. Joanne Masten  
**Printed Name of Mayor**