



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION

TO: PLUS Reviewers

FROM: David L. Edgell, AICP

RE: Kent County Comprehensive Plan Fourth Draft
PLUS 2008-07-01

DATE: July 2, 2008

CC: Connie Holland, Dorothy Morris

Kent County has submitted the fourth draft of their 2007 Comprehensive Plan for review through PLUS. I have not yet had time to review this draft of the plan, which was submitted to us yesterday. However, I have read several newspaper articles and have spoken with Sarah Kiefer, Kent County's Planning Director, about the changes. The primary change seems to be that the future land use map that we reviewed has been replaced with the land use plan map from the 2002 comprehensive plan. It also appears that Chapter 2 has been substantially revised, and that other chapters have been revised to conform to the 2002 land use plan map as applicable.

This submission includes a "red-lined" draft that identifies changes in the text, and a full version that includes the complete plan. The maps are included in the full version. Links to both versions are found below:

http://stateplanning.delaware.gov/comp_plans/kent_clup_combined_fourth_draft_redlined.pdf

and

http://stateplanning.delaware.gov/comp_plans/kent_clup_full_fourth_draft-clean.pdf

Please focus your review on the changes to the plan text identified in the red lined version, and the changes to the maps which are found in the full version. I suggest that you pay particular attention to the maps, which all appear to have been changed from the version previously reviewed through PLUS due to the fact that the shape and size of the "growth zone" and the land use designations are different.

2008-07-01
~~2008-05-05~~

Preliminary Land Use Service (PLUS) Application County Comprehensive Plans

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. All questions **must** be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

- www.state.de.us/planning
- www.dnrec.state.de.us/dnrec2000/
- www.dnrec.state.de.us/DNRECeis
- datamil.delaware.gov/
- www.state.de.us/deptagri/

1. Name of County: Kent

2. Contact Person: Sarah E. Keifer, Director of Planning

2. Address: 555 South Bay Road

4. City: Dover

4. State: DE

4. Zip: 19901

Phone: 302-744-2471

Fax: 302-736-2128

Email: Sarah.Keifer@co.kent.de.us

Date of most recently certified comprehensive plan: March 23, 2002

6.

6. Information prepared by: Mary Ellen Gray

Contact Person: Mary Ellen Gray

Address: 555 South Bay Road

City: Dover

State: DE

Zip: 19901

Phone: 302-744-2471

Fax: 302-736-2128

Email: Maryellen.gray@co.kent.de.us

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7. Maps prepared by: Kent County Planning Staff

Contact Person: Jason Berry

Address: 555 South Bay Road

City: Dover

State: DE

Zip: 19901

Phone: 302-744-2471

Fax: 302-736-2128

Email: Jason.Berry@co.kent.de.us

County Plan Approval Process (Del Code Title 9 Sections 2658; 4958; and, 6958)

Step 1: Draft prepared by local government and released for public review.

Step 2: Planning Commission/Board or Legislative Body approves draft to send to Livable Delaware Advisory Committee (LDAC) and for the PLUS review process.

Step 3: LDAC meeting will be scheduled the month following receipt of the plan. This is a public meeting at which the County makes a presentation of the plan to the LDAC.

Step 4: PLUS meeting, application submitted by 1st business day of the month for that month's meeting.

- a. State comments submitted to local government within 20 business days of this meeting.
- b. Local government replies to state comments in writing and submits revised plan to Office of State Planning Coordination (OSPC) for review.
- c. OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items.

Step 5: The Office of State Planning Coordination shall submit a final comprehensive plan report and recommendation to the LDAC for its consideration;

Step 6: Within 45 days of the receipt of the report the Council shall issue its findings and recommendations and shall submit the plan or amendment to the Governor or designee for certification.

Step 7: Within 20 days of receipt of the findings and recommendations from the Council, the Governor shall certify the plan or return it to the local jurisdiction for revision. The local jurisdiction shall have the right to accept or reject any or all of the recommendations as the final decision on the adoption of the plan is up to the local jurisdiction

(It should be noted the State shall not be obligated to provide state financial assistance or infrastructure improvements to support land use or development actions by the local jurisdiction where the adopted comprehensive plan or portions thereof are determined to be substantially inconsistent with State development policies);

Step 8: The jurisdiction shall adopt the plan as final following certification.

- a. The jurisdiction shall send a copy of the adopted plan to the Office of State Planning Coordination.

County Comprehensive Plan Checklist

Please check yes or no to indicate if the following information is included in the comprehensive plan and note the page numbers.

Public Participation	Yes	No	Page # Sections
Public Participation Summary and Results		X	
Population Data and Analysis			
Population Data and Analysis	Yes	No	Page # Sections
Past Population Trends	X		1-1 – 1-3
Population Projections	X		1-1 – 1-3
Demographics	X		1-4 – 1-9
Future Land Use Plan Element			
Future Land Use Plan Element	Yes	No	Page # Sections
Existing Land Use	X		2-2, Map 2-1
Future Land Use Plan Element	X		2-3 – 2-10, Map 2-2, Table 2-1
Residential Intensity	X		2-3 – 2-10, Map 2-2, Table 2-1
Mobility Element			
Mobility Element	Yes	No	Page # Sections
Mobility Element	X		5-7 – 5-15
Water and Sewer Element			
Water and Sewer Element	Yes	No	Page # Sections
Water and Sewer Element	X		4-10 – 4-14
Sourcewater Protection Program	X		4-12

Conservation Element	Yes	No	Page # Sections
Conservation Element	X		8-1 – 8-13
Conservation Element (cont.)	Yes	No	Page # Sections
Land Protection Act	X		2-3 – 2-13 8-10 – 8-13
Recreation and Open Space Element	Yes	No	Page # Sections
Inventory of Open Space and Recreation Facilities	X		4-7 – 4-9
Recreation and Open Space Element	X		4-5 – 4-7, 4-18
Housing Element	Yes	No	Page # Sections
Housing Stock Inventory	X		7-2
Housing Pipeline	X		7-2 – 7-3
Housing Needs Analysis	X		7-3
Housing Element	X		7-1 – 7-8
Intergovernmental Coordination Element	Yes	No	Page # Sections
Description of Intergovernmental Relationships	X		11-1 – 11-2
Analysis and Comparison of Other Relevant Planning Documents	X		11-2 – 11-3
Intergovernmental Coordination Element	X		11-2 – 11-3
Community Design Element	Yes	No	Page # Sections
Community Design Element	X		3-1 – 3-9
Historic Preservation Element	Yes	No	Page # Sections
Historic and Cultural Resource Plan	X		10-1 – 10-6

Economic Development Element	Yes	No	Page # Sections
Economic Base / Major Employers	X		6-3 – 6-6
Economic Development Element (cont.)	Yes	No	Page # Sections
Labor Market	X		6-2 – 6-3
Income and Poverty	X		7-3 – 7-5
Economic Development Plan	X		6-13 – 6-15 Map 6-1, 6-2
Affordable Housing and Economic Development	X		6-6 – 6-15
Capital Improvements Plan	Yes	No	Page # Sections
Capital Improvements Plan	X		4-9 – 4-19
Other Elements	Yes	No	Page # Sections
Other Elements – <i>Community Design and Agriculture</i>	X		3-1 – 3-7 9-1 – 9-7
Implementation Strategies	Yes	No	Page # Sections
Evaluation of Current Codes and Ordinances	X		2-12 – 2-13
Subdivision and Development Controls Implementation	X		3-7 – 3-9 4-16 – 4-23 5-14 – 5-15 6-13 – 6-15 7-6 – 7-8 8-11 – 8-13 9-7 – 9-8 10-5 – 10-6 11-13
Zoning Map Revisions	X		Map 2-2 – 2-3
Implementation Plan	X		2-12 – 2-13 3-7 – 3-9 4-16 – 4-23 5-14 – 5-15 6-13 – 6-15

			7-6 – 7-8 8-11 – 8-13 9-7 – 9-8 10-5 – 10-6 11-13
Other State Programs, Policies, and Issues	Yes	No	Page # Sections
Total Maximum Daily Loads	X		8-4 – 8-5
Corridor Capacity Preservation Program	X		5-13
Agricultural Preservation Program	X		9-6 – 9-8

Additional Comments: VISION STATEMENT

To preserve the rural and community character of Kent County by encouraging the most appropriate use of land, water, and other resources that protects the County's natural, historic, and cultural resources, allows for economic opportunity, preserves farmland, manages growth, and provides a safe sustainable environment in which all citizens may live, work, shop, learn, and play.

Summary: The overarching goal of this Plan is to foster the creation of sustainable communities, rather than disconnected subdivisions, and the preservation of natural resources as well as the County's rural character. There is an emphasis on providing adequate infrastructure as well as a variety of nonresidential services, both public and private, for existing, planned, and anticipated residential development within growth areas. There is also an emphasis on further refining the County's growth boundaries to serve two primary purposes: (1) efficiently direct public investments in infrastructure of all types and (2) protect the County's agricultural industry and natural resources from encroaching development. The themes of growth management and provision of adequate infrastructure are apparent throughout.

Ultimately, Kent County has experienced more demand for development in the first decade of the 21st Century than in the previous three decades combined and as a community, found itself not entirely prepared. This document is an attempt to address not only the results of recent development but also develop a strong, actionable, and realistic vision for the future of the community understanding that a plan developed in the interests of preserving a strong community will benefit the individuals who make up the community.