

Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Name of Municipality: Town of Dagsboro	
Address: 33134 Main Street, P.O. Box 420 Dagsboro, Delaware 19939	Contact Person: Stacey Long
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	Fax Number: (302) 732-3907
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Date of Most Recently Certified Comprehensive Plan: August 2003



Information prepared by: URS Corporation	
Address: URS Corporation 28485 DuPont Boulevard Millsboro, DE 19966	Contact Person: Kyle Gulbranson
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Maps Prepared by:	
Address: URS Corporation 28485 DuPont Boulevard Millsboro, DE 19966	Contact Person: Kyle Gulbranson
	Phone Number: 302.933.0200
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General Plan Approval Process

- Step 1: Draft prepared by local government.**
- Step 2: Planning Commission and/or Legislative Body approves draft plan to send to PLUS.**
- Step 3: PLUS meeting, application submitted by 1st business day of the month for that month's meeting.**
- Step 4: State comments submitted to local government within 20 business days of meeting.**
- Step 5: Local government replies to state comments in writing and submits revised plan (if necessary) to the Office of State Planning Coordination (O S P C) for review.**
- Step 6: OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items or if no changes are necessary see step 7.**
- Step 7: Certification letter will be sent within 10 business days of final submission to OSPC.**
- Step 8: The local jurisdiction shall adopt the plan as final following certification. Plan is effective on the date of adoption.**
- Step 9: A copy of the final document and written notification of adoption is to be sent to OSPC.**

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Comprehensive Plan / Amendment Checklist¹

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results	X		6-7 / Section 1-5

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		9
Population Projections	X		10
Demographics	X		11
Position on Population Growth	X		12

Housing	Yes	No	Page #
Housing Stock Inventory	X		9
Housing Pipeline	X		9
Housing Needs Analysis	X		10
Position on Housing Growth	X		12
Affordable Housing Plan	X		12

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		15-16
Annexation Plan	X		15-16

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		30
Redevelopment Strategy	X		31
Community Development Strategy	X		27-30

¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Community Character	Yes	No	Page #
History of the Town or City	X		3-9
Physical Conditions	X		5, 27-28
Significant Natural Features	X		Map 7
Community Character	X		27-28
Historic and Cultural Resources Plan	X		27-28
Community Design Plan	X		28-29
Environmental Protection Plan	X		28-29

Land Use Plan	Yes	No	Page #
Existing Land Use	X		3-4
Land Use Plan	X		8-13

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		17-23
Inventory of Community Infrastructure	X		17-23
Inventory and Analysis of Community Services	X		19-21
Water and Wastewater Plan	X		17-18
Transportation Plan	X		24-27
Community Development Plan	X		30-31
Community Facilities Plan	X		17

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		34
Intergovernmental Coordination Strategy	X		34-35
Analysis and Comparison of Other Relevant Planning Documents	X		15-16

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		23
Labor Market	X		23-26
Income and Poverty		X	
Economic Development Plan	X		24

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		22-23
Open Space and Recreation Plan	X		22-23

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		32-35
Zoning Map Revisions	X		Map 2
Zoning and Subdivision Code Revisions	X		32-35
Implementation Plan	X		32-35
Coordination with Other Government Agencies	X		34-35

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		26
Corridor Capacity Preservation Program		X	
Agricultural Preservation Program		X	
Sourcewater Protection	X		28-29

Additional Comments: This is the update to the August 2003 Comprehensive plan. The update was completed by the Dagsboro Planning and Zoning Commission with the assistance of URS Corporation.

Summary: The Delaware Code specifies that, “at least every five years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas.” This document updates current data and provides a, municipal development strategy, for land use, housing annexation, infrastructure, facilities and services accompanied by updated maps. The Town of Dagsboro Comprehensive Plan Update 2008 addresses opportunities and challenges that the Town will be facing in the foreseeable future. The plan also serves as an official statement as to the direction the Town is progressing toward, as well as an informational document for the public. With the Town of Dagsboro’s potential to grow in the future, it is important to prioritize what needs to be done to ensure smart and positive growth.

ORDINANCE NO. _____

**AN ORDINANCE TO APPROVE AND ADOPT THE 2008 TOWN OF DAGSBORO
COMPREHENSIVE DEVELOPMENT PLAN UPDATE
AS PREPARED AND RECOMMENDED BY THE TOWN OF
DAGSBORO PLANNING AND ZONING COMMISSION**

WHEREAS, pursuant to and in accordance with 22 Delaware Code Section 702 et seq., the Town of Dagsboro Planning and Zoning Commission, after duly noticed hearings, has diligently prepared with the guidance and assistance of the University of Delaware Institute for Public Administration, approved and recommended to the Town Council for adoption the 2008 Comprehensive Development Plan Update (The Update Plan); and

WHEREAS, in order to promote the health, safety, and welfare of the present and future inhabitants of the Town of Dagsboro, the Town Council of Dagsboro, after a duly noticed public hearing thereon, find that it is appropriate to adopt the revised 2008 Update Plan which describes and updates a municipal development strategy setting forth the Town's position on population and housing growth, expansion, redevelopment potential, community character, the general use of land within the Town, critical community development, potential annexation, infrastructure issues, coordination with other municipalities, Sussex County and the agencies of the State of Delaware, and generally the Town's statements and planning goals and existing and future land use proposals and maps for the public and private use of land within the Town; and

WHEREAS, the Plan shall be the basis for the development of zoning regulations and the accompanying adoption of the Zoning Map in compliance with the time provisions of 22 Delaware Code Section 702, et seq.;

NOW THEREFORE;

BE IT ENACTED AND ORDAINED, by the Town Council of the Town of Dagsboro, that:

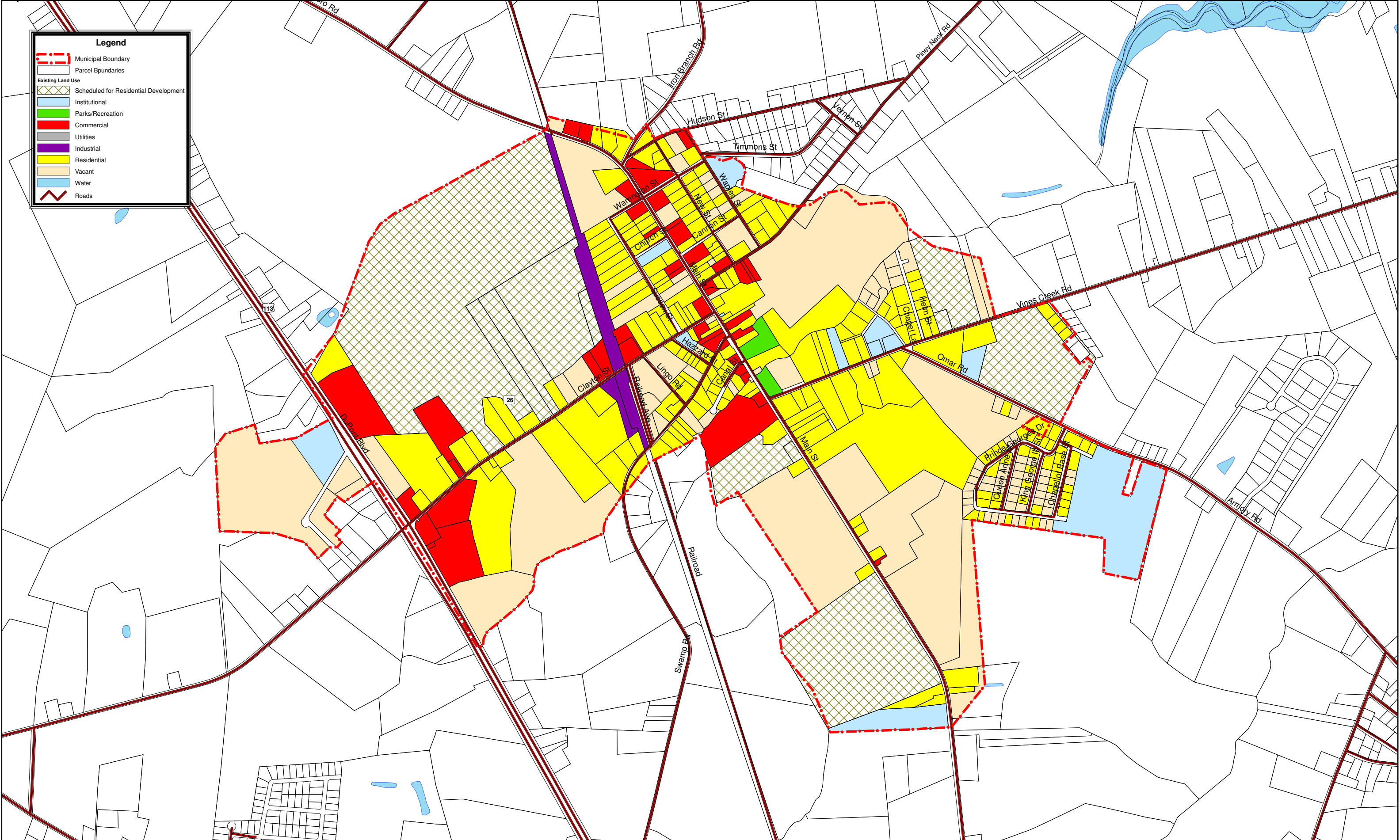
The 2008 Dagsboro Comprehensive Development Plan Update and Zoning Map is hereby approved and shall become effective upon the time and date of the final certifications and approvals as further set forth in 22 Delaware Code Section 702, et seq., and shall remain in effect until subsequently revised.

Ordained and enacted into law this 27th day of October, 2008 by a vote of 4 in favor, 0 opposed.

Patricia Adams, Mayor
Patricia Adams, Mayor

I, Stacey Long, Clerk of the Town Council of the Town of Dagsboro, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Town Council at its meeting on Oct 27, 2008 at which meeting a quorum was present and voting throughout and that the same is still in full force and effect.

Stacey Long
Stacey Long, Clerk



Legend

Municipal Boundary

Parcel Bpundaries

Existing Land Use

Scheduled for Residential Development

Institutional

Parks/Recreation

Commercial

Utilities

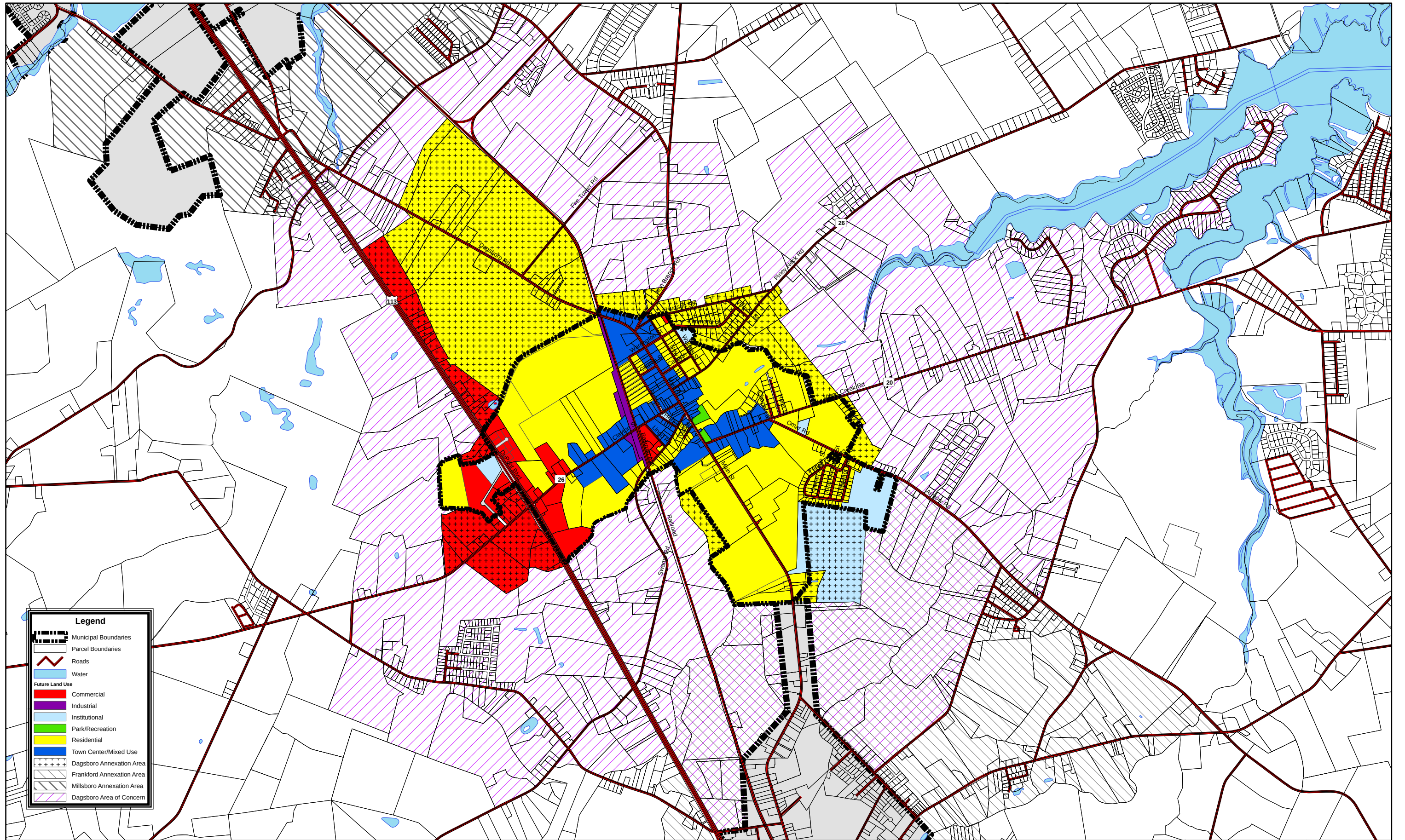
Industrial

Residential

Vacant

Water

Roads



Legend

- Municipal Boundaries
- Parcel Boundaries
- Roads
- Water
- Future Land Use**
 - Commercial
 - Industrial
 - Institutional
 - Park/Recreation
 - Residential
 - Town Center/Mixed Use
- Dagsboro Annexation Area
- Frankford Annexation Area
- Millsboro Annexation Area
- Dagsboro Area of Concern

October 8, 2008
 Not to Scale

**Map 4. Future Land Use & Annexations
 Town of Dagsboro, Delaware**

OCTOBER 2008

Data Source:
 *Parcel data provided by
 *State County Mapping and Addressing, June 2008
 *Roads provided by DelDOT, www.delDOT.org
 *Municipal Boundaries provided by Delaware Office of State
 Planning Commission
 *Future Land Use provided the Town of Dagsboro
 Planning Commission
 *Frankford Annexation Area - Comprehensive Plan 2007
 *Millsboro Annexation Area - Comprehensive Plan 2004

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