

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

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](http://www.dnrec.state.de.us/DNRECeis/datamil.delaware.gov)
www.state.de.us/deptagri/

**Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans**

Delaware State Planning Coordination
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Name of Municipality: City of Seaford, Delaware		PLUS 2009-04-04
Address: 414 high Street, PO Box 1100 Seaford, DE 19973	Contact Person: Dolores Slatcher	
	Phone Number: (302) 629-9173	
	Fax Number: (302) 629-9307	
	E-mail Address: dslatcher@seafordde.com	

Date of Most Recently Certified Comprehensive Plan: February 2003

Link to draft plan:

http://stateplanning.delaware.gov/comp_plans/Seaford_comp_plan_2008.pdf

Information prepared by: City of Seaford, Delaware	
Address: 414 high Street, PO Box 1100 Seaford, DE 19973	Contact Person: Dolores Slatcher
	Phone Number: (302) 629-9173
	Fax Number: (302) 629-9307
	E-mail Address: dslatcher@seafordde.com

Maps Prepared by: George, Miles & Buhr, LLC (GMB, LLC)	
Address: 400 High Street Seaford, DE 19973	Contact Person: Judy Schwartz, P.E.
	Phone Number: (302) 628-1421
	Fax Number: (302) 628-8350
	E-mail Address: www.gmbnet.com

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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		01

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		03
Population Projections	X		03
Demographics	X		03
Position on Population Growth	X		39

Housing	Yes	No	Page #
Housing Stock Inventory	X		32
Housing Pipeline	X		32
Housing Needs Analysis	X		32
Position on Housing Growth	X		32
Affordable Housing Plan	X		32

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		39
Annexation Plan	X		39

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		32
Redevelopment Strategy	X		32
Community Development Strategy	X		32

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		09
Physical Conditions	X		09
Significant Natural Features	X		09
Community Character	X		09
Historic and Cultural Resources Plan	X		25
Community Design Plan	X		09
Environmental Protection Plan	X		09

Land Use Plan	Yes	No	Page #
Existing Land Use	X		39
Land Use Plan	X		39

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		28
Inventory of Community Infrastructure	X		28
Inventory and Analysis of Community Services	X		28
Water and Wastewater Plan	X		21
Transportation Plan	X		17
Community Development Plan	X		32
Community Facilities Plan	X		28

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		37
Intergovernmental Coordination Strategy	X		37
Analysis and Comparison of Other Relevant Planning Documents	X		37

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		34
Labor Market	X		34
Income and Poverty	X		34
Economic Development Plan	X		34

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		28
Open Space and Recreation Plan	X		28

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		39
Zoning Map Revisions	X		39
Zoning and Subdivision Code Revisions	X		39
Implementation Plan	X		06
Coordination with Other Government Agencies	X		37

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		40
Corridor Capacity Preservation Program	X		17
Agricultural Preservation Program	X		40
Sourcewater Protection	X		21

Additional Comments:

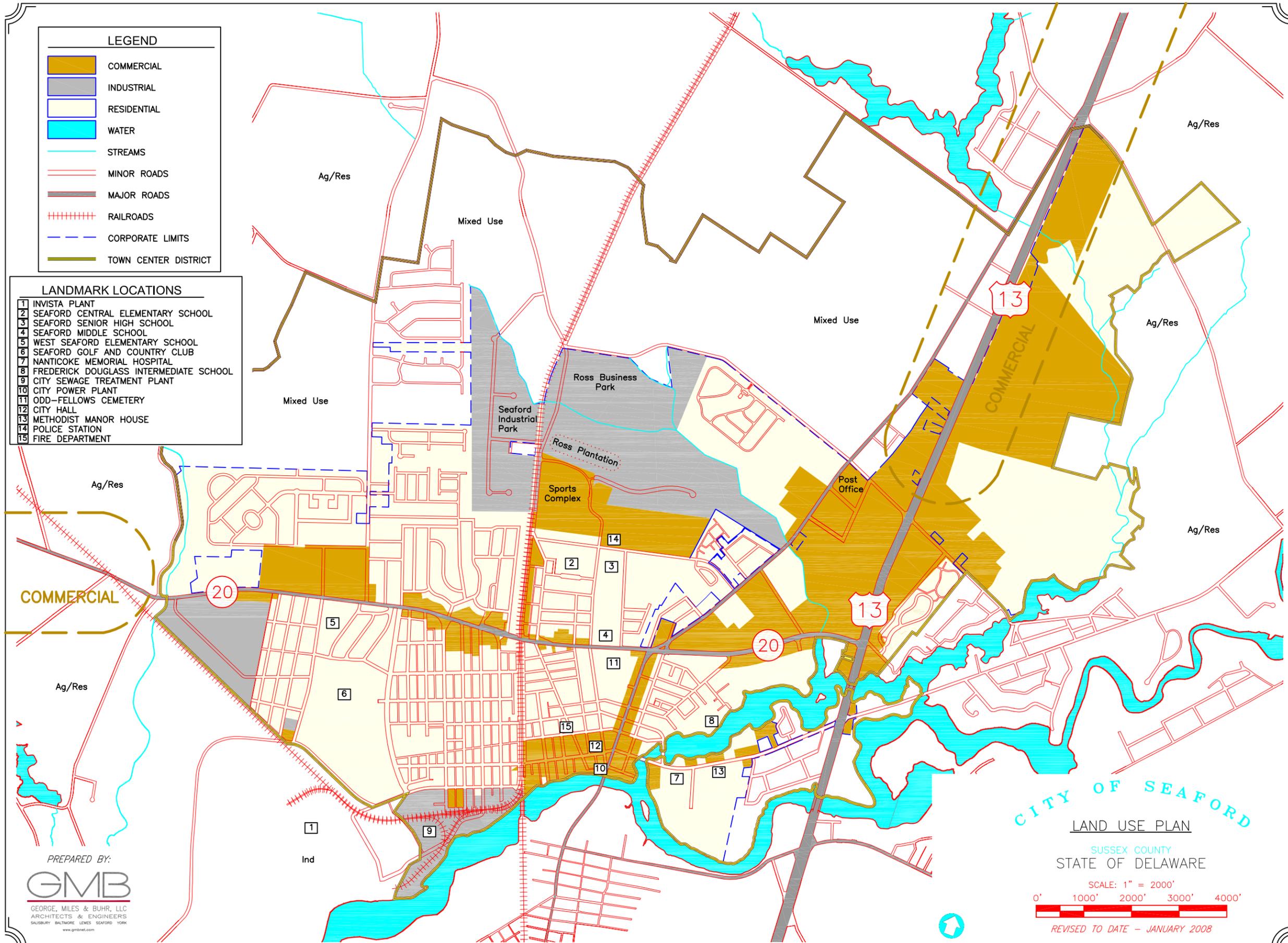
The attached copy of the 2008 Draft City of Seaford Comprehensive Land Use Plan was seen through the Pre-PLUS Process in December 2007 and over the past year has worked with members of the community, the Planning and Zoning Commission and the City Council to address the Pre-PLUS Report. It is the City's hope that you will find that the City has made many of the changes based upon recommendations provided through the PLUS Process and has considered others as further implementation efforts to be developed upon certification of the proposed.

Summary:

The 2008 Draft City of Seaford Comprehensive Land Use Plan is part of the City's short and long term planning efforts to address growth within the community as part of its commitment to improving the quality of life for its residents and the surrounding County.

LEGEND	
	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL
	WATER
	STREAMS
	MINOR ROADS
	MAJOR ROADS
	RAILROADS
	CORPORATE LIMITS
	TOWN CENTER DISTRICT

LANDMARK LOCATIONS	
1	INVISTA PLANT
2	SEAFORD CENTRAL ELEMENTARY SCHOOL
3	SEAFORD SENIOR HIGH SCHOOL
4	SEAFORD MIDDLE SCHOOL
5	WEST SEAFORD ELEMENTARY SCHOOL
6	SEAFORD GOLF AND COUNTRY CLUB
7	NANTICOKE MEMORIAL HOSPITAL
8	FREDERICK DOUGLASS INTERMEDIATE SCHOOL
9	CITY SEWAGE TREATMENT PLANT
10	CITY POWER PLANT
11	ODD-FELLOWS CEMETERY
12	CITY HALL
13	METHODIST MANOR HOUSE
14	POLICE STATION
15	FIRE DEPARTMENT



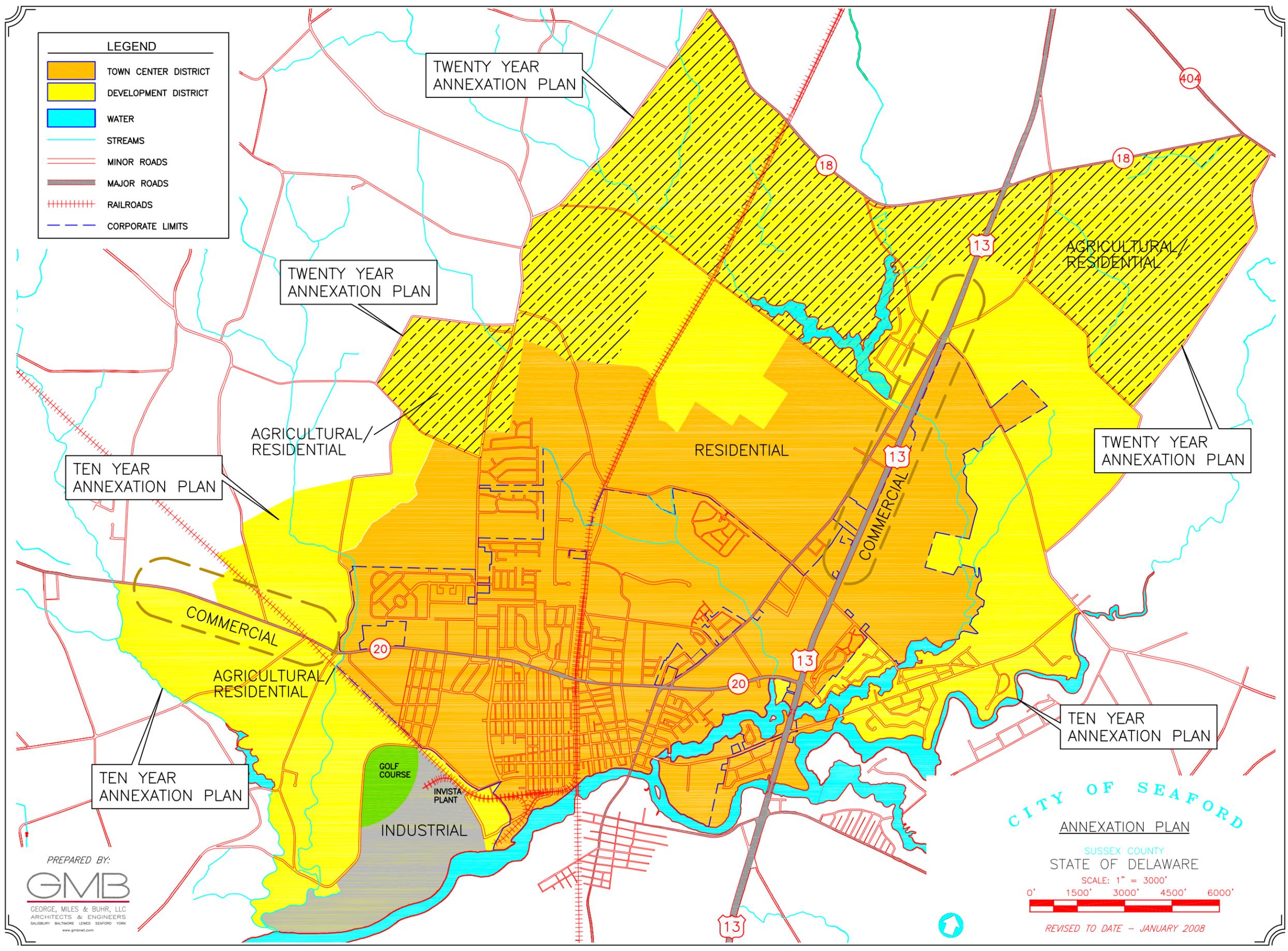
PREPARED BY:
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY BALTIMORE LEWES SEAFORD YORK
 www.gmbnet.com

CITY OF SEAFORD
 LAND USE PLAN

SUSSEX COUNTY
 STATE OF DELAWARE
 SCALE: 1" = 2000'
 0' 1000' 2000' 3000' 4000'
 REVISED TO DATE - JANUARY 2008

LEGEND

- TOWN CENTER DISTRICT
- DEVELOPMENT DISTRICT
- WATER
- STREAMS
- MINOR ROADS
- MAJOR ROADS
- RAILROADS
- CORPORATE LIMITS

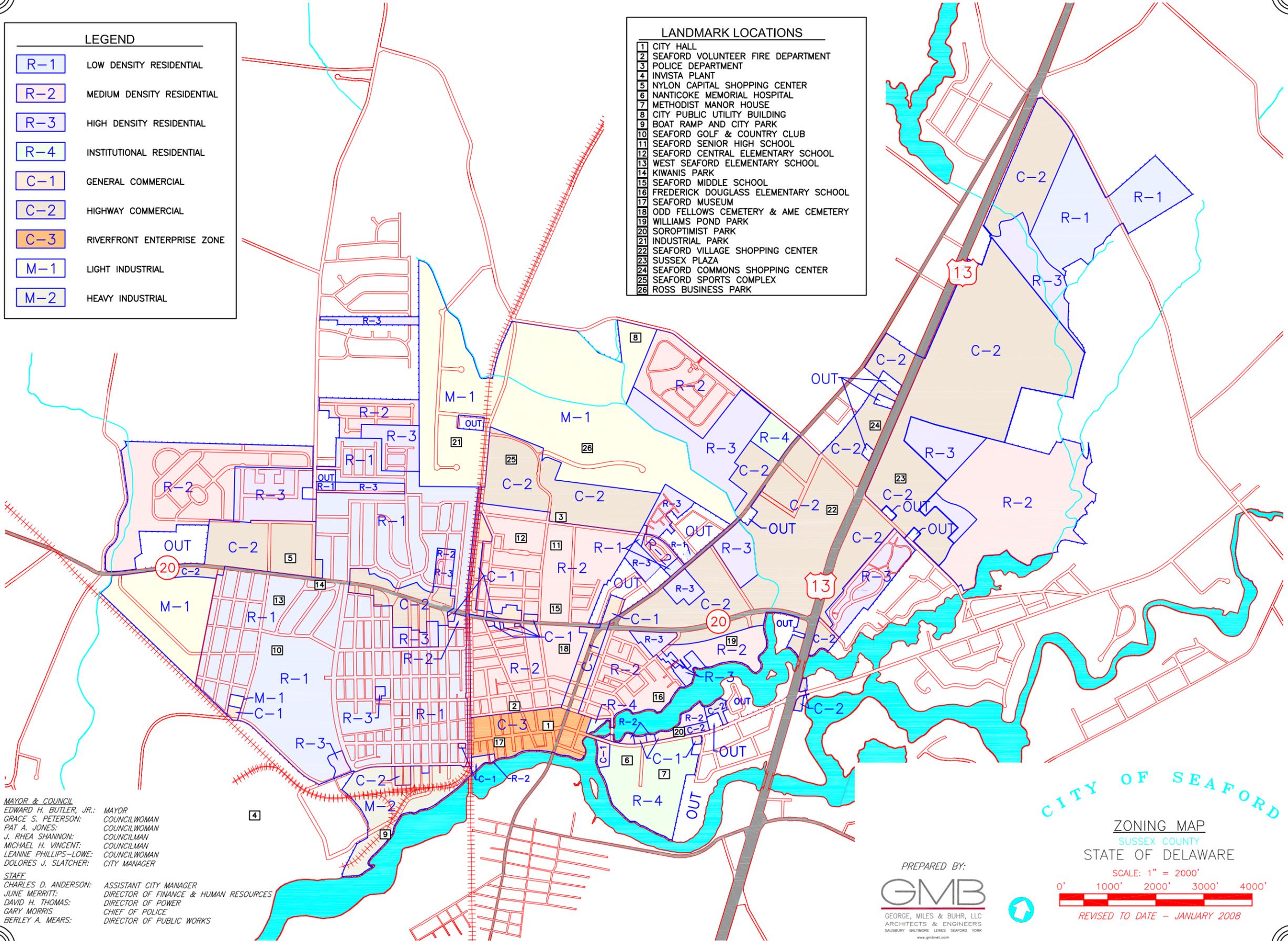


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CITY OF SEAFORD
 ANNEXATION PLAN
 SUSSEX COUNTY
 STATE OF DELAWARE
 SCALE: 1" = 3000'
 0' 1500' 3000' 4500' 6000'
 REVISED TO DATE - JANUARY 2008

LEGEND	
R-1	LOW DENSITY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL
R-3	HIGH DENSITY RESIDENTIAL
R-4	INSTITUTIONAL RESIDENTIAL
C-1	GENERAL COMMERCIAL
C-2	HIGHWAY COMMERCIAL
C-3	RIVERFRONT ENTERPRISE ZONE
M-1	LIGHT INDUSTRIAL
M-2	HEAVY INDUSTRIAL

LANDMARK LOCATIONS	
1	CITY HALL
2	SEAFORD VOLUNTEER FIRE DEPARTMENT
3	POLICE DEPARTMENT
4	INVISTA PLANT
5	NYLON CAPITAL SHOPPING CENTER
6	NANTICOKE MEMORIAL HOSPITAL
7	METHODIST MANOR HOUSE
8	CITY PUBLIC UTILITY BUILDING
9	BOAT RAMP AND CITY PARK
10	SEAFORD GOLF & COUNTRY CLUB
11	SEAFORD SENIOR HIGH SCHOOL
12	SEAFORD CENTRAL ELEMENTARY SCHOOL
13	WEST SEAFORD ELEMENTARY SCHOOL
14	KIWANIS PARK
15	SEAFORD MIDDLE SCHOOL
16	FREDERICK DOUGLASS ELEMENTARY SCHOOL
17	SEAFORD MUSEUM
18	ODD FELLOWS CEMETERY & AME CEMETERY
19	WILLIAMS POND PARK
20	SOROPTIMIST PARK
21	INDUSTRIAL PARK
22	SEAFORD VILLAGE SHOPPING CENTER
23	SUSSEX PLAZA
24	SEAFORD COMMONS SHOPPING CENTER
25	SEAFORD SPORTS COMPLEX
26	ROSS BUSINESS PARK



MAYOR & COUNCIL
 EDWARD H. BUTLER, JR.: MAYOR
 GRACE S. PETERSON: COUNCILWOMAN
 PAT A. JONES: COUNCILMAN
 J. RHEA SHANNON: COUNCILMAN
 MICHAEL H. VINCENT: COUNCILWOMAN
 LEANNE PHILLIPS-LOWE: COUNCILMAN
 DOLORES J. SLATCHER: CITY MANAGER

STAFF
 CHARLES D. ANDERSON: ASSISTANT CITY MANAGER
 JUNE MERRITT: DIRECTOR OF FINANCE & HUMAN RESOURCES
 DAVID H. THOMAS: DIRECTOR OF POWER
 GARY MORRIS: CHIEF OF POLICE
 BERLEY A. MEARS: DIRECTOR OF PUBLIC WORKS

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CITY OF SEAFORD

ZONING MAP
 SUSSEX COUNTY
 STATE OF DELAWARE

SCALE: 1" = 2000'
 0' 1000' 2000' 3000' 4000'

REVISED TO DATE - JANUARY 2008