

Town of Millville Comprehensive Plan

Mayor and Town Council
Public Hearing & Comment Review Meeting
June 11, 2019





MEETING AGENDA

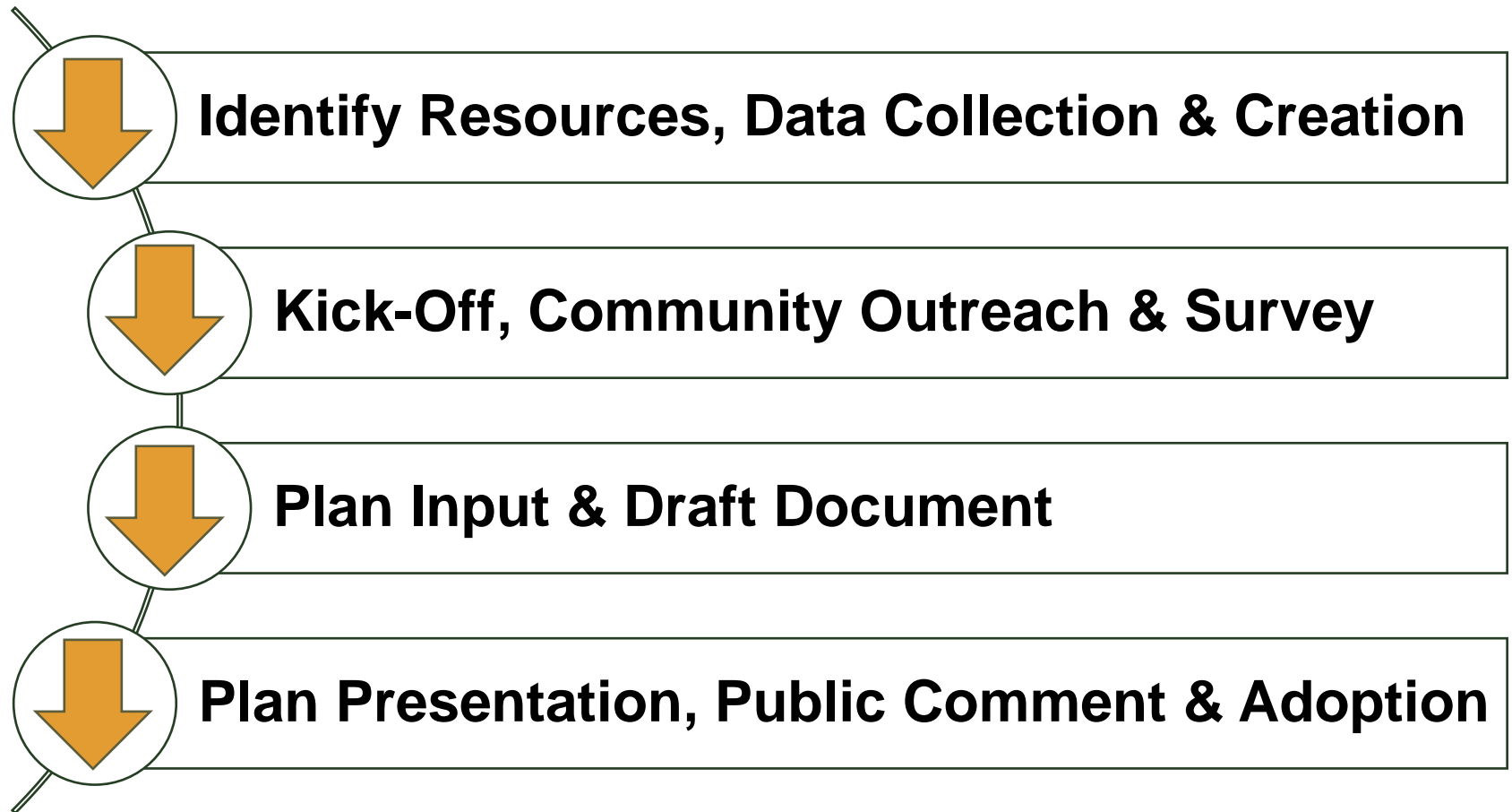
- › Project Update
- › Plan Comments
- › Homework
- › Next Steps





PROJECT UPDATE

› Scope Phases





PROJECT UPDATE

> Meetings

- ~~– Kick-Off (Committee) 2/12/18~~
- ~~– Data Collection & Survey (Committee) 4/9/18~~
- ~~– Survey Outreach Launch May-August~~
- ~~– Data Collection Reveal (Joint/TC) 10/30/18~~
- ~~– Land Use & Goals (Committee) 12/18/18~~
- ~~– Draft Document Presentation (Committee) 2/5/2019~~
- ~~– Draft Document Meeting (Committee) 2/26/2019~~
- ~~– PLUS Submittal/Meeting 4/24/19~~
- Public Hearing (Joint/TC) 6/11/2019
- Potential Adoption (Joint/TC) July-August





PLAN COMMENTS

- › **Public Comment Period (April 9 – June 11)**
 - Now closed
 - As of today, none were received (requested in writing to review)

- › **Intergovernmental Coordination**
 - Sussex County (all comments included in draft)
 - Town of Ocean View (sent 3/20/19-no comments)



PLAN COMMENTS

- › Office of State Planning PLUS Comments
 - State Agency meeting held 4/24/19
 - Comments received 5/22/2019

- › 2 Certification Items
 - Population projections
 - Housing position

- › Multiple Recommendations (Standard)



PLAN COMMENTS – Certification Items

- › Population projections (*clarify difference*)
 - 2017 ACS 5 year population estimates 1,709 people
 - 2018 DE Population Consortium estimates 1,012 people in 2050

Discuss these differences & determine the most accurate population data for the plan. If the DPC projection are underestimated, the town should set a goal to work with DPC to reconfigure this data so the town can accurately plan for the future population.



PLAN COMMENTS – Certification Items

› Housing position (*missing*)

The Town is located within a OSHA-defined "Areas of Opportunity" which are strong, high value markets, offering economic opportunity, high performing schools, and supportive infrastructure that help households succeed.

The Town encourages and supports a variety of housing types where people of all income levels should be able to afford quality housing. The Town will continue to work with developers, non-profit organizations and the Delaware State Housing Authority to support housing for all income levels.



PLAN COMMENTS – OSPC Recommendations

- › Coordinate RT 26 redevelopment goal with Ocean View
 - Update to encourage partnership and coordination on initiatives

- › Overlay Zone for Flood Hazard District
 - Chapter 155-15 Flood Hazard District, floodplain management not a zoning overlay zone. Update title and clarify.

- › Prioritize Implementation Items (35 total)
 - Update to address 3-5 in the next 2 years



PLAN COMMENTS – DeIDOT Recommendations

- › **Ensure alignment with the County Mobility Chapter**
 - No action needed

- › **Future coordination comments**
 - No action needed



PLAN COMMENTS – DNREC Recommendations

- › **Redevelopment of Brownfields**
 - Add sites with owner approval to Marketplace, no action needed

- › **Climate Change and Sea Level Rise**
 - Update goals to include discussion of proactive measures to avoid impacts and reference new DNREC guide

- › **Sourcewater Protection**
 - Update Goal 8-6 to include excellent recharge areas



PLAN COMMENTS – SHPO Recommendations

- › National Historic Register Eligibility
 - Update coordination with SHPO for Town wide eligibility assessment & reference new statewide plan



PLAN COMMENTS – DSHA Recommendations

› Affordable Housing Strategies

- Accessory Dwelling Units
- Employee occupied rental units within commercial
- Inventory of properties suitable for affordable housing
- Inclusionary zoning to include a percentage of affordable housing
- Approve reasonable Affordable housing guidelines
- Consider long term affordability programs (donated land, etc.)
- Convert existing housing to long term affordability with programs



PLAN COMMENTS – DDA Recommendations

› Annexation & Growth Map

- State's Agricultural Lands Preservation Program have identified land south and west of the Town boundary



NEXT STEPS

1. Update plan with changes
2. Create PLUS response letter
3. Submit updated Plan/response letter to OSPC
 - 20 working days to review & receive compliance letter
4. Town Adoption via Ordinance
 - Effective upon Governors receipt of certification



NEXT STEPS

5. **Adopted Plan submittal for Governor's certification**
6. **Receive Governor's Certification Letter**
7. **Submit 2 bound/1 electric copy of Adopted Plan to State**



THANK YOU

**We enjoy serving the Town of Millville
on the Comprehensive Plan Update!**

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