

CITY OFFICIALS AND STAFF

Harrington City Council

Anthony R. Moyer, Mayor
Cheryl Lahman, Vice Mayor, District 4
Wayne Porter, District 1
Amy L. Minner, District 2
Fonda Coleman, District 3
Ken Stubbs, District 5
Duane E. Bivans, District 6

Harrington Planning Commission

William Rogers
Jack Stewart
Elizabeth Brode
James Coudriet
Jeff Rettig

Harrington Parks & Recreation Advisory Committee

Nicole Moxley
Charles Clegg
Andrea Miller
Scott Fleming
Gwen Scott
Darryl Minner

Harrington Parks & Recreation Board of Trustees

Doug Poore
Rob Taylor
Dana Taylor
Amanda Outten

Board of Library Trustees

Doug Crouse
Linda Braswell
Linda Tjaden
Barry Breeding
Betty Ann VanVessen
Marie Cunningham

Board of Adjustment

Frank Tolson
Walter H. Perdue
Dan McLaughlin
Dan Tartt

Harrington City Manager

Terry Tieman

Harrington Police Chief

Norman Barlow

Harrington Department Directors

Chris Hayward, Library
Bill Falasco, Parks and Recreation
Alan Moore, Public Works

Consultants

William Pepper, City Solicitor (Schmittinger & Rodriguez)
Debbie Pfeil, City Planner (URS Corporation)
Chris Fazio, City Engineer (Remington, Vernick & Beach)

Those recognized that served on the project:

Robert E. Price Jr., Former Mayor

COUNTY AND STATE OFFICIALS

Kent County Levy Court

P. Brooks Banta, President
Allan F. Angel, Vice President
Bradley S. Eaby
Eric L. Buckson
George Sweeney
Glen M. Howell
Terry L. Pepper

Kent County Administrator

Michael Petit de Mange, AICP

Director of Kent County Planning Services

Sarah E. Keifer, AICP

Office of State Planning Coordination

Constance C. Holland, AICP, Director
David Edgell, AICP, Circuit Rider Planner Kent County

Delaware State Officials

Jack A. Markell, Governor
Mathew P. Denn, Lt. Governor
William R. "Bobby" Outten, 30th Representative District
F. Gary Simpson, 18th Senatorial District

The Comprehensive Plan serves as an official statement about the City of Harrington's future land use plans. It is the guiding document for the City of Harrington's Council and the Planning Commission. The City recognizes the Comprehensive Plan as its guide to future development decisions, zonings, re-zonings, annexations and capital improvements.

This plan also serves as an informational document for the public. It provides information about Harrington to citizens, businesses, and other governments and officials. The Plan provides current information on population, transportation, housing, employment, the environment, municipal services and land use and it establishes a growth plan for Harrington.

Lastly, the City of Harrington Comprehensive Plan is a legal document. Title 22, Section 702(a) of the *Delaware Code* provides that ". . . any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate." The code further specifies that, "after a comprehensive plan or portion thereof has been adopted by the municipality in accordance with this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan."

AUTHORITY TO PLAN

Title 22, Section 702(a) of the *Delaware Code* assigns responsibility for comprehensive plan preparation to municipal planning commissions and provides: "It is the purpose of this section to encourage the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development and infrastructure investment actions with those of other municipalities, counties and the State through a process of municipal comprehensive planning." Further, according to the Charter of the City of Harrington, the Planning and Zoning Commission is invested with the responsibility to provide advice to the City Council with regard to any proposed revisions or amendments to the City's Comprehensive Plan, Zoning Map, or Zoning Ordinance.

According to Title 22, Section 702(b) of the *Delaware Code* a comprehensive plan is defined as "a document of text and maps". All municipal Comprehensive Plans must provide a municipality's developmental strategy on:

- population and housing growth within the jurisdiction,
- expansion of its boundaries,
- development of adjacent areas,
- redevelopment potential,
- community character,
- the general uses of land within the community,
- critical community development and infrastructure issues.

Since Harrington's population is more than 2,000 according to the 2010 U.S. Census, the 2012 Comprehensive Land Use Plan includes components of a comprehensive plan described in Section 702(b) of the *Delaware Code* which states:

The comprehensive plan for municipalities of greater than 2,000 population shall also contain, as appropriate to the size and character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well as policies, statements, goals and planning components for public and private uses of land,

transportation, economic development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, community design, adequate water and wastewater systems, protection of historic and cultural resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction's residents.

Title 22, Section 702(e) of the Delaware Code also requires that: “At least every 5 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. The adopted comprehensive plan shall be revised, updated and amended as necessary, and readopted at least every 10 years; provided, however, the municipality may request an extension of such date by forwarding an official request to the Cabinet Committee at least 90 days prior to the deadline.”

COMPREHENSIVE PLAN HISTORY

The 2003 Plan was developed under the supervision of the City of Harrington’s elected officials, and the Harrington Planning and Zoning Commission. Davis, Bowen & Friedel, Inc. was contracted in January 2002 to write the plan based on direction from the City. The plan was formally certified by the State of Delaware on March 15, 2004.

Due to large development demands, the City adopted a Comprehensive Land Use Plan Amendment on May 19, 2008. URS was hired to complete this amendment. The amendment went through the Office of State Planning Coordination PLUS process to receive certification. This amendment included:

- Land use changes for 10 parcels=187.14 acres
- Extension of Annexation Area for 8 parcels=228.18 acres

In 2009, the City Council of Harrington recognized the importance of long-range planning and the need for a complete rewrite of the Comprehensive Land Use Plan. The City hired the City Planning Consultant (URS Corporation) to rewrite the document with the exception of the engineering components that were completed by the City Engineering Consultant (Remington, Vernick & Beach).

VISION

The primary vision for The City of Harrington’s 2012 Comprehensive Plan is to maintain the quality of life and rural character of the community while protecting the health, safety, economic health and welfare of its citizens. Harrington recognizes that responsible and sustainable use of land and natural resources is critical to the economic growth of our community.

GOALS

The goal of the Comprehensive Land Use Plan is to provide direction relating to growth management, redevelopment, transportation, environmental protection and City services based on the past and present data/trends. This plan will identify areas of improvement and list implementation items for future consideration to ensure the plan goals become detailed in the governing process. Chapter goals have been established throughout the document.

Overall areas of improvement were identified with the Planning and Zoning Commission as well as the Comprehensive Plan Committee. The City is striving toward a community that:

- Encourages and supports business, government, and citizens working together to attain common goals and fully capitalize on the community's resources;
- Encourages a variety of land uses, economic development, housing opportunities, and social and cultural activities;
- Ensures compatible, neatly-spaced residences along streets that are pedestrian-friendly and discourages high volumes of vehicular traffic and speeds;
- Provides and supports streetscapes that foster a sense of place, pride of place, belonging, and accessibility for all members of the community;
- Encourages outdoor recreational activities, festivals and events;
- Provides a setting that encourages people to locate, remain or return to the City of Harrington out of choice because Harrington offers a healthy, safe and enriching environment in which to raise their families;
- Provides for parks and public recreation facilities designed for all members of the community, regardless of age, interest or physical ability;
- Preserves its cultural resources by supporting the protection and rehabilitation of historically or architecturally significant structures and sites;
- Proactively plans for improved infrastructure (structures, road, utilities, pedestrian connectivity, routine maintenance, etc.);
- Provides excellent services as efficiently as possible.