

***Town of Magnolia Comprehensive Plan – Draft September 2018
Recommendations***

Plan Recommendations – Housing

1. The town should utilize its zoning authority by updating zoning codes to carefully and appropriately shape the residential development in Magnolia. In particular, the town should identify and protect areas of traditional, small-scale residential development.
2. To attract future residents, focus on first-time home buyers and “fixer-uppers” willing to invest time and money in rehabilitating older housing within the town.
3. The town should attempt to preserve Magnolia’s traditional, quiet, friendly, small town character and quality of life by allowing only development that supports this character and relates to Kent County designated growth zones.
4. The town should encourage conservation of the town’s assets through increased enforcement of property maintenance ordinances for existing structures in cooperation with Kent County Inspections and Enforcement.

Plan Recommendations – Community Services and Facilities

1. Explore the Neighborhood Crime Watch Program for any suggestions and ideas to enhance the security of the Town’s residents.
2. The town should continue to work with the Magnolia Volunteer Fire Company to ensure that all options are explored to ensure residents’ public safety.
3. The town should continue to discuss options for a new post office, deciding if the majority of the residents favor an in-town or out-of-town location. Depending on the outcome, home delivery of mail might be entertained.

Plan Recommendations – Water, Wastewater, and Stormwater Management

1. The town should consider applying for grants to upgrade the water mains and encourage residents to upgrade their service lines from those mains when needed.
2. Magnolia should also study the costs and benefits of continuing to operate a water supply system given the staffing and budgetary constraints of a small town.
3. Magnolia should maintain an open dialogue with Kent County to ensure that future wastewater disposal services are available to properties within the town boundaries.

4. The Town should work with Kent County and the Kent County Conservation District to make sure the town's stormwater practices for lands within town limits are as stringent as required on lands outside of town.

Plan Recommendations – Natural Resources

1. The town should encourage the use of “green” practices and materials in local construction.
2. The town should require best management practices for any future development that are consistent with the State of Delaware's guidance documents for the protection of natural resources including, but not limited to, wetlands, forest resources and streams.
3. The town should consider incorporating open space preservation guidelines into their ordinances and pursue the creation of a town park.

Plan Recommendations – Transportation

1. The town should work with DeIDOT to develop strategies for generating accurate and timely data regarding the increasing motor vehicle traffic, particularly the number of vehicles passing through the Main Street traffic light intersection.
2. Once the new traffic data is developed, the town should work with the State and the Dover/Kent County Metropolitan Planning Organization (MPO) to develop a strategy to mitigate the impacts of pass-through vehicles, such as construction of a bypass.

Plan Recommendations – Future Land Use and Annexation

1. The Town should review its Zoning Ordinances to ensure they match the character of the Town and are easy for residents and Town Council to interpret. Review parcels zoned R-1, R-2 and C-1 (Commercial) in light of current land use and characteristics to determine if any of them should be otherwise rezoned.
2. Although no annexation is currently desired, the Town has established an Area of Concern extending an additional ¼ mile around the Town from the Town's center. They are in agreement with Kent County to keep each other mutually informed as to any proposed development in this area.
3. Engage knowledgeable professional assistance to research and prepare an impact study for the Town, which would detail the pros and cons of annexing land beyond its current circle boundary (e.g. financial, logistical, administrative, environmental, infrastructure, etc.).