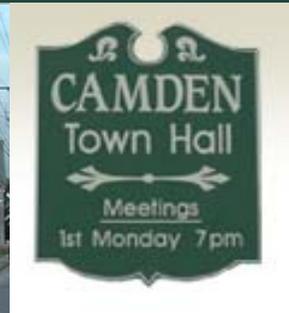


2007 Comprehensive Plan

presented to the



Town of Camden



MAY 5, 2008

CAMDEN MAYOR AND TOWN COUNCIL

Robert Mooney, Mayor

James Plumley, III, Vice Mayor

Mark Babbitt, Councilman

Robert Hawkins, Councilman

Richard Snyder, Councilman

RUTH ANN MINNER, GOVERNOR

Town of Camden Administrative Staff:

Donald Mulrine, Jr., Town Manager

Charlotte Klauder, Land Use Administrator

Comprehensive Plan Committee:

Mark Babbitt, Councilman

Jeffrey Lewin

Mark Dyer

Kenneth Fuchs

Laura van Rooten

Merritt Burke

Bruce King

Angela Dula

Planning Commission:

John Hart, Chairperson

Richard Maly, Vice-Chairperson

Ken Bethard

Garland Dula

Perry Ehli

Jeffrey Lewin

Michael Schock

Thomas F. Beach, P.E., C.M.E.



Remington, Vernick & Beach Engineers

TABLE OF CONTENTS

1.0	Livable Delaware	
1.1	Title 22 Chapter 7 (House Bill 396).....	1
1.2	Managing Growth in Twenty-First Century Delaware	2
1.3	Amendments to Title 9, 22 and 29 (House Bill 255).....	2
2.0	Camden Comprehensive Plan	3
2.1	Statutory Requirements	3
2.2	Population Threshold	4
2.3	Process	5
3.0	Kent County Comprehensive Plan	6
3.1	Background	6
3.2	2002 Plan Update	6
3.3	Relationship of County Plan to Camden Comprehensive Plan ...	9
4.0	Community Profile: Town of Camden	9
4.1	Physical Profile	9
4.2	Geopolitical Location and Town Character	10
4.3	General History	11
4.4	Population	16
4.5	Housing	20
4.6	Housing and Redevelopment Plan.....	22
4.7	Community Services.....	23
4.8	Infrastructure	35
4.9	Stormwater Management and Drainage.....	40
5.0	Environmental Protection.....	45
5.1	Environmental Additions to the Land Development Code.....	45
5.2	Impervious Cover.....	47
5.3	Total Maximum Daily Loads.....	48
5.4	Source Water Protection.....	48
5.5	Erosion and Sediment Control.....	51

5.6	Forest and Rare Species Preservation.....	51
5.7	Recommendations.....	52
6.0	Transportation	53
6.1	Streets	53
6.2	Pedestrian Access	56
6.3	Bus Routes	56
7.0	General Land Uses	57
7.1	Land Use	57
7.2	Land Use Plan	60
7.3	Survey Results	62
7.4	Redevelopment	66
8.0	Critical Community Development Issues	67
8.1	Goals and Objectives	67
8.2	Issues and Recommendations and Implementation.....	69
	8.2.7 Annexation & Plan of Service.....	80
	APPENDIX A. Comprehensive Plan Resident Survey Results.....	81
	APPENDIX B. Maps	96
	APPENDIX C. Historic Properties	97
	APPENDIX D. PLUS Review.....	102

1.0 INTRODUCTION: LIVABLE DELAWARE

1.1 Title 22 Chapter 7 Delaware Code on Planning Commissions (House Bill 396)

In June of 1998, the Delaware General Assembly adopted **House Bill 396**, which amended **Title 22 Chapter 7** of the Delaware Code. This law provided for each municipality in the State to undertake a community-based planning process to develop a Comprehensive Plan regulating growth in the community. The Assembly's goal in adopting **Title 22 Chapter 7** was 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 planning¹.

Title 22 Section 702 (b) defines a comprehensive plan as “a document in text and maps, containing at a minimum, a municipal development strategy setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues.” This Comprehensive Plan will include the minimum requirements and expand upon them. Further, this document will include additional studies on mapping, historic structures, community development, conservation, and policy-oriented focuses as well.

Once completed and adopted, a municipality's Comprehensive Plan will be used as the basis for zoning decisions, infrastructure spending, annexation decisions, and redevelopment and general growth policies. **Title 22 Section 702 (e)** requires

¹ HB 396 Section (a)

that each municipality in Delaware review its Comprehensive Plan at least every five (5) years to determine its relevance given changing conditions in a community. The Plan must be fully revised and formally readopted at least every ten (10) years.

1.2 Managing Growth in Twenty-First Century Delaware

In December of 1999, the Governor's Cabinet Committee on State Planning Issues published a report focusing on how Delaware and its fifty-seven (57) individual municipalities can manage the explosion of growth occurring in the State. Policies related to sprawl management, also known as "Smart Growth," environmental issues, and business concerns and their collective impact on public sector spending were addressed. The result was a series of initiatives designed to shape Delaware's future. These growth management initiatives are grounded in sound planning principles throughout Delaware policies and this Comprehensive Plan.

1.3 Titles 9, 22 and 29 (House Bill 255)

In July of 2001, **House Bill 255** was signed into law. The law, which amended **Titles 9, 22 and 29** of the Delaware Code, strengthened the role that comprehensive plans play in a county and a municipality. Comprehensive plans are required to review the existing conditions of a particular county or municipality, outline community goals and objectives and State policies regarding how the community plans to achieve said goals and objectives.