

## 2.0 CAMDEN COMPREHENSIVE PLAN

### 2.1 Statutory Requirements

**Title 22 Section 702 (b)** mandates that all municipal Comprehensive Plans address the jurisdiction's position on:

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

This section further 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 promote the health, safety, prosperity, and general public welfare of the jurisdiction's residents [*emphasis added*].

## 2.2 Population Threshold

The population for the Town of Camden was reported by the 2000 Census as 2,100 and has since increased.

**Title 22 Section 702 (b)** states that 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 Community Profile addressing population, housing, community services, and infrastructure issues.
- Transportation Review
- Land Use Review
- Land Conservation Element in concert with Critical Community Development issues such as expansion of boundaries (annexation) and redevelopment.

This document, entitled *2007 Comprehensive Plan, Town of Camden, Kent County, Delaware* (hereinafter referred to as the *2007 Comprehensive Plan* or *Plan*), provides a discussion of the issues currently faced by the residents and businesses in Camden and outlines strategies and recommendations to address those issues. The Plan was developed with the guidance of Camden's Town Council, which conducted a public opinion survey of Town residents and held several public meetings to receive comments on the issues of most concern to residents and business people in the Town. The Plan's maps and recommendations are presented as a guide to the Planning Commission, Town Council and other town committees and authorities in managing the growth of Camden in a way that will maintain and enhance the quality of life of its residents.

## 2.3 Process

In January 2007, the Town of Camden, Mayor and Council met with **Remington, Vernick and Beach Engineers** (“RV&B”) to discuss the proposal prepared by RV&B to develop the Town’s Comprehensive Plan. After reviewing the proposal, the meeting focused on a discussion of the Goals and Objectives for the Plan.

In March 2007, the Camden Comprehensive Plan Committee held its first public meeting. The Town Manager highlighted the Town’s development concerns as well as outlining general municipal goals and objectives.

In April 2007, the Comprehensive Plan Committee held another public meeting where opinions concerning future land use and potential annexation were discussed. It was determined that the historic preservation and land conservation elements should be the leading issues in this 2007 Plan. Monthly meetings followed to discuss the goals and objectives of the Town.

- *Objective 1: Maintain the character of the Town’s built environment<sup>2</sup>*
- *Objective 2: Maintain and enhance the existing “small town” commercial entities and neighborhoods.*
- *Objective 3: Participate fully in shared municipal functions*
- *Objective 4: Conserve the Town’s natural resources and systems*
- *Objective 5: Protect the environment, prevent and clean up pollution*
- *Objective 6: Preserve and enhance areas with historic, cultural, scenic, open space and recreational value*
- *Objective 7: Coordinate with other planning entities to improve recreational opportunities*

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<sup>2</sup> This plan defines the term “built environment” as “all buildings, roads, utilities, homes, fixtures, parks, and all other improvements that form the physical character of the Town.”

- *Objective 8: Improve the traffic plan within the community.*
- *Objective 9: Continue the planning process through development of a detailed governmental needs assessment tied to the projected population growth, land use mapping, and an annexation plan.*
- *Objective 10: Provide an awareness of Town history and historic structures through design standards, an online database, and a “home of the day” program.*
- *Objective 11: Conformance with State Plan and Kent County Comprehensive Plan*

### **3.0 KENT COUNTY COMPREHENSIVE PLAN**

#### **3.1 Background**

As its name suggests, the current *Kent County Comprehensive Development Plan Update* (“2002 Plan Update”) represents the fourth iteration of Kent County's Comprehensive Plan.

*It is the intention of this 2002 Comprehensive Plan Update to encourage the most appropriate use of land, water, and resources, consistent with the public interest, effectively planning the use and development of land within the County's jurisdiction. This Update is further intended to direct Kent County Government to preserve, promote, and improve the public health, safety, comfort, good order, appearance, convenience, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdiction.”<sup>3</sup>*

#### **3.2 2002 Plan Update**

The purpose of the 2002 Plan Update was to review projected growth, revisit and update the County’s long-term development goals and objectives, and recommend

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<sup>3</sup> Kent County Comprehensive Development Plan Update, 2002.