

- *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.”³

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

³ Kent County Comprehensive Development Plan Update, 2002.

strategies that will guide County-wide policy decisions. The County Comprehensive Plan is currently going through the process of a new 2007 update. The Camden Comprehensive Plan will coordinate with the 2007 Kent County Plan when it is made available.

The Delaware Quality of Life Act requires a County Comprehensive Development Plan Update to include the following elements:

- Economic Development
- Housing, Conservation, and Agriculture
- Historic Preservation
- Recreation and Open Space
- Accomplishments
- Intergovernmental Coordination
- Mobility
- Water and Sewer
- Community Facilities
- Future Land Use
- Community Design (optional)

Additionally, the 2002 Plan Update is subject to the *Livable Delaware* program introduced in 2001. Accordingly, this Update's objectives and strategies are designed to refine the County's growth management program and Unified Development Code in accordance with the State's spending strategies under the *Livable Delaware* program.

The 2002 Kent County Plan Update outlines the following *Core Goals*:

- Comprehensive planning requires intergovernmental coordination and cooperation. When adopted, the Comprehensive Plan will reflect the

County's intent to work with the municipalities within its borders, as well as all applicable State and Federal agencies and their regulations.

- Conservation of natural resources (particularly wetlands, floodplains, and watersheds) is critical in light of future growth and development. The Comprehensive Plan Update will make recommendations for the conservation, use, and protection of the County's vital natural resources to include resource protection areas, open space, and greenways).
- The County, in cooperation with municipal contract users, has an obligation to its citizens to provide an adequate, functional wastewater conveyance system and treatment facility, operated in an environmentally sound and economically feasible manner, which will accommodate future growth and development.
- In cooperation with the Delaware Department of Transportation (DelDOT), this Update will identify and recommend implementation measures to protect the rights-of-way of existing infrastructure and future transportation projects which will move people and goods throughout the County, State, and Region efficiently, effectively, and economically.
- It is the declared policy of the State to conserve, protect, and encourage improvement of agricultural lands for the production of food and other agricultural products. The County will support the State's policy by encouraging development in areas where infrastructure already exists and to keep in agricultural production lands best suited for that purpose.
- The Dover Air Force Base and the County recognize encroaching development that may be incompatible with the Base's mission and presence. The Base and the County are working together to balance the

U.S. Air Force's future in Kent County while protecting the community's health, safety and welfare.

- The County will encourage a sound economic development program to achieve an acceptable, stable, and diverse economic base and to provide for a broad range of job opportunities for its citizens.⁴

3.3 Relationship of Camden Comprehensive Plan to County Plan

The concepts underlying the Camden Comprehensive Plan were designed to work in concert with and advance the goals and objectives of the Kent County Comprehensive Plan, as revised through the 2002 Plan Update. As such (and in addition to the excerpts of the 2002 Plan Updated included herein), this Comprehensive Plan incorporates by reference the contents of the 2002 Plan Update.

4.0 COMMUNITY PROFILE: TOWN OF CAMDEN

The Community Profile for the Town of Camden is provided as a description of the character of the Town (and the area surrounding Camden, as appropriate) based on the information available from the United States Census Bureau, the Delaware Population Consortium, various internet sources, interviews with Town officials and a visual survey of the Community. A survey of the community has been taken and the results have been tabulated (See Appendix A).

4.1 Physical Profile

The Town of Camden is located in the central portion of the State of Delaware in Kent County (39^{06'46"} N, 75^{-032'57"} W). According to the United States Census, the

⁴ 2002 Kent County Comprehensive Plan Update, p. 1-2

Town has a total area of 1.9 square miles. The Town of Camden is located in central Kent County. Camden developed over time at the meeting place between market roads and was revitalized by the construction of US Route 13. It is located just outside (three miles) the State capital, Dover. Camden is also located approximately eighty-five miles from both the nation's capital, Washington, D.C. and Philadelphia.

Camden developed along a grid street system. The most historic homes were built along the right-of-way and often adjacent to their neighbors. Residential properties and retail establishments were intertwined with business owners often living on the same property as their place of business.

The farm and town dynamic is a constant physical planning juxtaposition that the Town faces. As the Town grows with residential subdivisions and retail commercial centers, the agricultural land is further reduced. The increase in population also creates demands on the road system, school district, infrastructure, and other Town resources discussed throughout this report.

4.2 Geopolitical Location and Town Character

The geopolitical divisions that are included in the Town of Camden are the Kent Levy Court District 4, Delaware Senate Districts 17, the majority of the Town, West of US Route 13, and Senate District 16, east of US Route 13, and State House District 34. The Town is located in North Murderkill Hundred geopolitical division for property ownership location. The Town is included within the Caesar Rodney School District.

After encompassing land near the neighboring municipality of Wyoming, the community began to annex new subdivisions and adjacent farms. Over the past

two decades, annexation has taken place deliberately and the Town has attempted to control urbanization on its borders.

4.3 General History⁵

On September 17, 1680, Alexander Humphries was given a land grant of 600 acres which was bordered on the north by Isaac's Branch and extended southward in what is now the Town of Camden. This land was mostly around the four corners of the Town. The land changed hands several times and eventually Warner Mifflin bought 436 acres in 1780 from the estate of John Vining.

Mifflin then sold 112 acres to his brother, Daniel Mifflin, in 1783. This land was on both sides of South Main Street and the east side of North Main Street and the land on the corner of North Main Street to Center Street. In 1786, Warner Mifflin sold 249 acres to Thomas Edmondson. This land was on the north side of the 200 block of Commerce Street (now East Camden-Wyoming Avenue) to the lands of what is now Brecknock Park. Also, in the same year, Warner Mifflin also sold seventy-four (74) acres to John Edmondson. This land was on the south side of the 200 block of Commerce Street and ran to approximately South Street, behind the Daniel Mifflin land on the west side of South Main Street. This area would make up the Town of Camden for the next two hundred (200) years.

The crossroads consisted of two roads, one leading east-west, called the Forrest Landing Road, later called Commerce Street, and now Camden-Wyoming Avenue, and the other, the north-south road, called Upper King's Road, now Main Street. This intersection was most likely an Indian trail originally.

⁵ This history brief was prepared by Patrick Dyer from data sources including Scharf's *History of Delaware, A Tri-centennial View of North Murderkill Hundred*, a Report on the Intensive Level Survey of the Town of Camden, and Camden Town Minutes.

The Forrest Landing Road led to Lebanon where farmers and merchants could ship their products to various markets and in return merchants received goods that could be sold to farmers and other area merchants. The Upper King's Road led northward towards Dover and to the south to communities downstate. Also, to get to Maryland, Main Street turned on to South Street to Willow Grove Road and then to Maryland. Camden- Wyoming Avenue did not connect to the Willow Grove Road until a later date.

Daniel Mifflin began selling lots of one (1) to eleven (11) acres around the four corners. Mifflin also built a tavern on the northwest corner which was also a stagecoach stop for towns north and south. It was later called the National Hotel. This hotel later became a grocery store before it was torn down in the 1960s, and is now the Town parking lot.

The Town was originally called Piccadilly, then Mifflin's Crossroads. The name Camden first appeared in a deed dated December 11, 1788 in which George Truitt and his wife deeded a lot to Zadock Truitt. It is not known why the name of Camden was chosen.

Camden developed rapidly and by 1800, according the Census of 1800, contained 56 houses and had 323 residents, mostly Quakers and Methodists. The Methodists were the first to build a house of worship having acquired land on the south end of town, where they constructed a small church about twenty (20) feet by thirty (30) feet which contained a balcony for blacks to worship. A small cemetery exists where the first church stood. The Quakers then built a Meeting House in 1805 on Camden Wyoming Avenue. It is still in use today.

Camden and the surrounding areas had fertile ground which was good for growing wheat and other grain crops. Timber was also plentiful and was cut and purchased by the merchants of Camden who transported it to Lebanon and

Forrest Landing to be shipped up and down the coast and to the West Indies where the timber was in demand for shipbuilding. Lebanon became a large and successful port. In return, the merchants received manufactured goods and fertilizer which could be sold to the farmers and others in the area.

By 1856, changes began to occur in Camden with the coming of the railroad. The railroad tracks were laid about a mile west of Camden. Some say the reason the railroad was built west of Camden was because the people of Camden did not want the smell and noise of the railroad. Others have speculated that if the railroad came through Camden it would have had to cross Howell's Millpond which was located at Brecknock. This might have been more costly than going around the pond. No information has been found to support either idea. The dam creating this pond broke in the 1920s and was never rebuilt.

With the coming of the railroad, crops could reach the markets of our large cities faster than by water. Lebanon continued to be a port of importance until the first part of the nineteenth century. Peaches became the major crop for the area during the second half of the nineteenth century. The area was covered with peach orchards. One report had over 500,000 bushels of peaches shipped by rail out of Wyoming in one year, with many of these peaches bought by merchants of Camden. One of these merchants, Samuel Speal, was known as the "Fruit King of Delaware." Eventually a disease called "Peach Yellows" destroyed the peach trees and the industry never recovered.

In 1856, the canning industry came to Camden. Two gentlemen by the name of George Stetson and William Ellison started a vegetable canning factory on North Main Street. This factory may have been the first canning factory in the State. This factory and Ellison's house burned down in 1884 and the factory was relocated to Commerce Street, where the Camden-Wyoming Fire Company is now

located. Canning continued into the twentieth century with farmers continuing to sell their crops to the canning factory.

This fire led to the formation, in 1885, of the Camden Rescue Hook and Ladder Company with William Ellison as the president. The original fire house was located where the entrance to the Town Hall parking lot is now. In 1926, the towns of Camden and Wyoming formed a joint fire company. At first, the company had one truck that was to be housed for six months in Camden and six months in Wyoming. However, the fire truck would not fit in the Wyoming Fire House so it was kept full-time in Camden. The original by-laws also called for the company to consist of twenty men from each town. This was later changed. In 1952, a new building was erected on the site of the present fire house. The building served the communities well until 2007, when a new and much larger building was erected to serve the ever-expanding communities.

Camden's claim to fame was as a station on the Underground Railroad. Since the town had a large Quaker population, it was only natural that the Quakers would be involved in the Underground Railroad. Houses in and around Camden became stations or houses used to hide the slaves on the escape route.

Two houses in Camden are mentioned as places where slaves could be hidden, 11 and 15 North Main Street. One of the buildings has a room above the kitchen where slaves were supposedly hidden. Also, there is allegedly a tunnel connecting these two houses, but no evidence has ever been found to substantiate the idea. Information concerning the Underground Railroad is not readily available as any written information could be used in court cases involving slaves since harboring slaves was illegal.

As Camden moved into the twentieth century, a number of changes took place. In 1905, the Diamond State Telephone Company began to install telephones in

Camden. Dial telephones were installed in 1940. In 1910, the Phoenix Electric Company ran electric lines throughout the Town and in 1911 water and gas mains were installed. In 1918, the towns of Camden and Wyoming purchased a water plant and system.

In 1922, the State Highway Commission installed sixteen foot wide concrete roads through two major roads in the towns of Camden and Wyoming. Camden Wyoming Avenue ran from the railroad tracks to Rising Sun and Main Street had concrete for one mile.

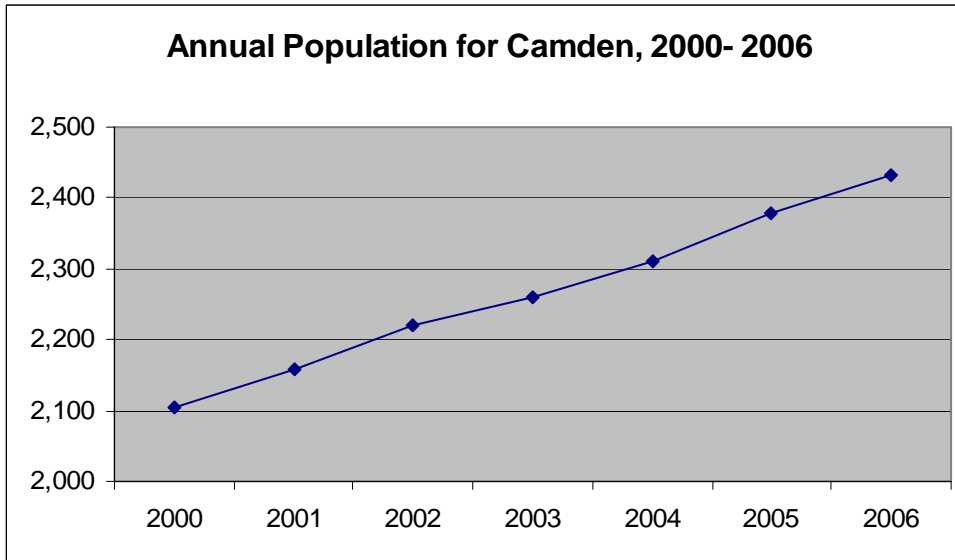
Camden has been the home of several important people of there than the ones mentioned previously. L.D. Caulk was the founder of the L.D. Caulk Company which moved to Milford around 1900. General H.H. Lockwood was a Civil War General who was instrumental in the founding of the U.S. Naval Academy. Charles. L. Terry was born in Camden and later became Chief Justice of the Delaware Supreme Court and in 1964 and was elected Governor of Delaware. Walton H. Simpson, owner of Simpson Lumber Company, served as Secretary of State under Governor Russell W. Peterson. George Truitt was a landowner who became Governor in 1808. Thomas Iron was a poet who wrote *The Blue Hen's Chickens* which contains several poems about Camden. Isabella Kast was a local artist who created many paintings and drawings of Camden.

The towns of Camden and Wyoming now share joint services in some areas such as the sewer and water lines and a joint fire company. Efforts to merge the two towns have been rejected by one or both of the towns several times.

The twenty-first century has brought many changes to the Town of Camden, with many boundaries increasing through annexation and the population increasing rapidly due to new housing developments in the area. Most annexation has occurred in the south with the area along US Route 13.

4.4 Population

The chart below illustrates the increase in population since 2000. According to the United States Census Bureau, there has been a sixteen percent (16%) increase in population in Camden over the past seven years. This data was released June 28, 2007.



Annual Estimates of the Population for Incorporated Places in Delaware, 2000 - 2006

Source: Population Division, U.S. Census Bureau

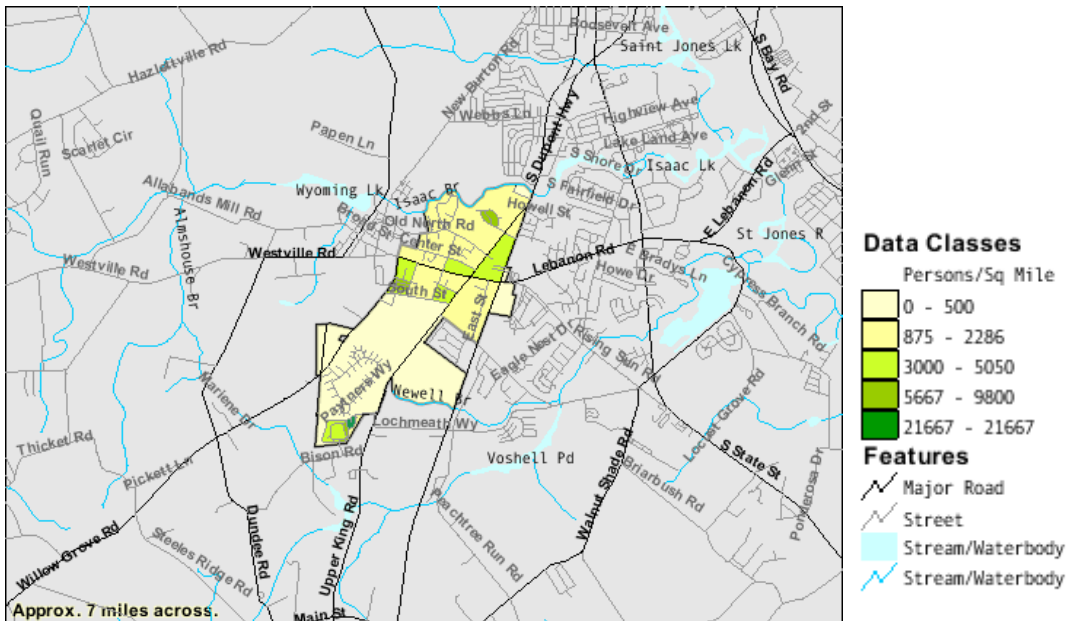
The Delaware Population Consortium has provided a population forecast with growth rates as reported by the United States Census Bureau. The Consortium's projections are benchmarked to the 2000 Census, and include analysis of births, deaths, and net migration into the State. Camden is expected to follow the growth pattern of the more suburban and rural portions of the County. Camden's population is expected to grow at slightly more than five percent per five year projection period for the next ten years and decline to 4.5% during 2010 to 2015. This growth is approximately 10.5% over ten years, and is illustrated in the table below. *The forecasting does not necessarily incorporate annexation of land and its inhabitants and was based on 2000 Census Data.* Please note that the projected 2005 projected population was underestimated.

Projected Census Data:

Year	2005	2010	2015
Projected Population	2206	2317	2422
Increase in Population	106	112	104
% Increase in Population from 2000	5%	10%	15%

As the map illustrates below, the population is not concentrated in any one area. It is dispersed throughout the Town. The northern portion of the Town is more densely populated than the southern portion of Town.

Population Density by Census Block Group in Camden, Delaware, 2000.



MAP SOURCE: United States Census.

According to the 2000 Census, the total population of Camden was 2100 persons, 835 households, and 574 families. The Town was broken down accordingly:

- Average age is 35.8, the national average is 35.3
- 47.6% of the population is male, the national average is 49.1%
- 59.4% of males over 15 years of age are married, except separated
- 54.5% of females over 15 years of age are married, except separated
- Average household size is 2.51, the national average is 2.59

- Average family size is 3.02, the national average is 3.14
- 84.3% have a high school diploma or higher, versus the national average of 80.4%
- 26.2% have a bachelor's degree or higher, versus the national average of 24.4%
- 5.5% are foreign born , the national average is 11.1%
- 7.1% speak a language other than English, the national average is 17.9%
- 72.4% are employed compared to the national average of 63.9%
- The median household income (1999 dollars) is \$47,097 versus \$41,994 for the national average
- The median family income (1999 dollars) is \$50,347 versus \$50,046 for the national average
- The per capita income (1999 dollars) is \$21,113 versus \$21,587 for the national average
- Approximately 1.8% of families and 4.9% of the population lived below the poverty line (In 2000, the poverty line was defined as having an annual income below \$17,463 for a family of four people, including two children under the age of 18)

The 2006 American Community Survey produced results for surrounding Kent County. The following statistics are from the Census Bureau's Population Estimate's Program for Kent County in 2006:

- There are 55,424 households
- 27,905 household are married couple families
- 2,539 households are male head of household with no wife present
- 8,371 households are female head of household with no husband present
- 16,609 households are non-family households
 - Of that, 13,820 are a householder living alone
 - Of that, 5,331 of the householders are 65 or older

- The average household size is 2.6 people
- There are 13,053 households with at least one person over 65 years old
- There are 21,144 households with at least one person under 18 years old

The table below illustrates age statistics from the United States Census:

Age Group	Total Number of People	Percentage of Total
Under 18	568	27%
18 to 24	191	9.1%
25 to 44	644	30.7%
45 to 64	453	21.6%
65 or older	244	11.6%
All ages	2100	100%

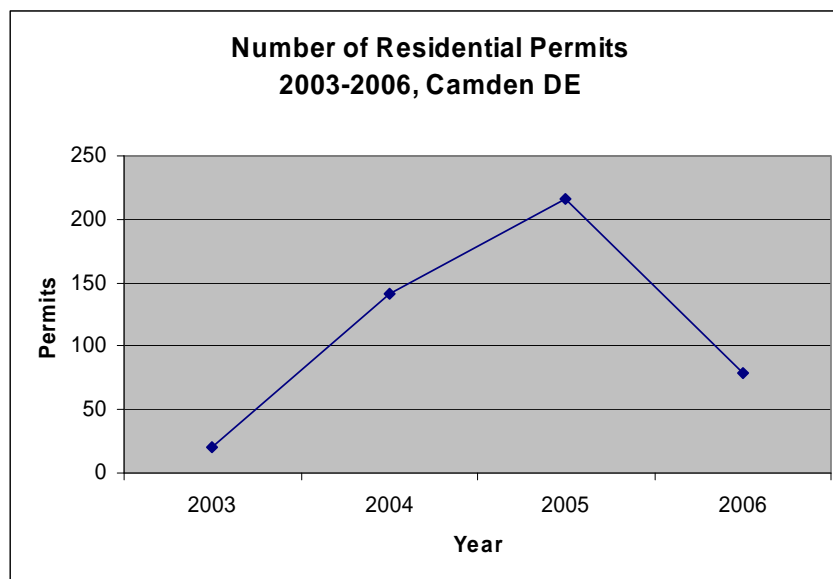
A report published by the Delaware Treasurer's Office, *Facing Forward*, is an analysis of Delaware's demographic future over the next quarter of a century. The report highlights major demographic changes in Delaware. The following are demographic trends for the State that could change the direction for State policy as stated in the report:

- The State's population is growing rapidly, to an estimated population of 1.013 million by 2030.
- Delaware is aging faster than the rest of the country -- between the years 2000 and 2030, the United States population over 65 is expected to double while Delaware's over 65 population is expected to grow by almost 134%.
- The population is shifting from north to south in the State. Between 2000 and 2030, New Castle County's share of the population is expected to fall from 63.8% to 57.6%, while during this same period, the shares of the population in Kent and Sussex Counties are expected to increase from 16.2% to 18.2%, and 20% to 24.3%, respectively.

- The report highlights the challenges faced by a potential "big squeeze", where the aging population will lead to a need for increased health care, housing, and infrastructure spending while a smaller percentage of the population will be in the workforce.
- Today, the ratio of workers to those over 65 in Delaware is over four to one (4-1), and in 2030 this ratio is expected to fall to just over two to one (2-1).

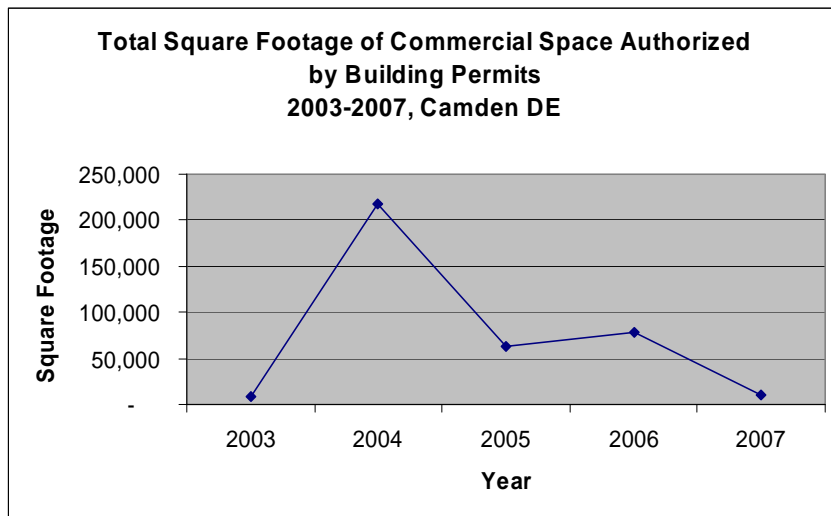
4.5 Housing

The table below illustrates the annual number of permits issued for new privately-owned, residential units for the Town of Camden. The number of permits issued for residential units increased dramatically from 2003 to 2005, from 20 to 216 during this time period. In 2006, the number of permits issued declined to 79. In 2007, however, the trend seems to have reversed itself from last year: to date, the sum of the number of permits issued and the number of residential units approved is 482.



Source: Town of Camden

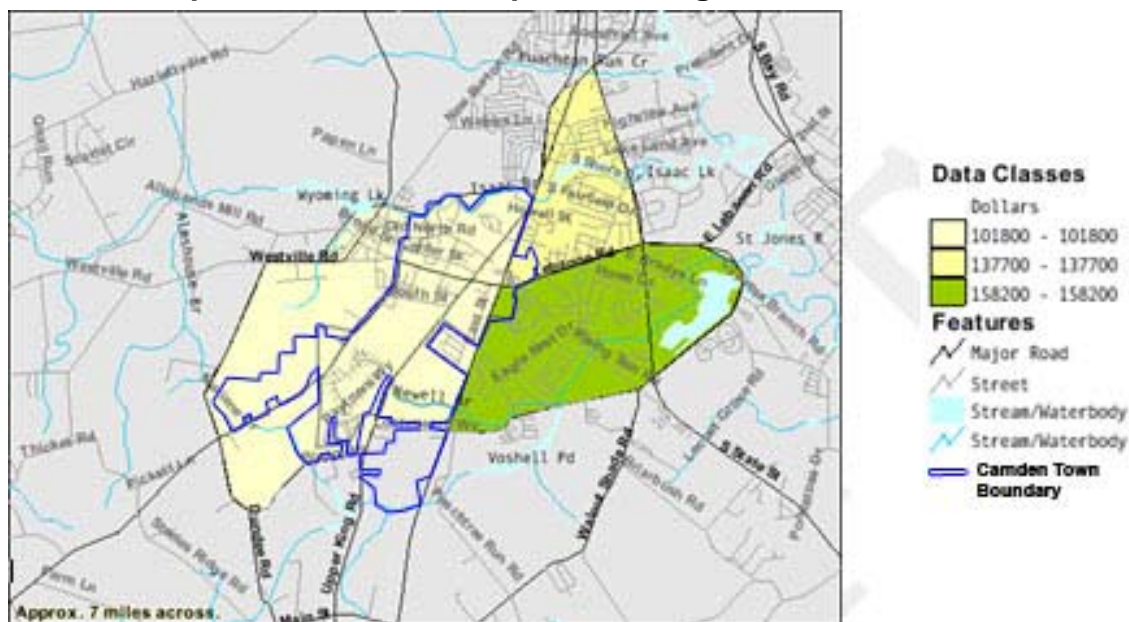
The chart below illustrates a decrease in permits, by square footage of commercial space (as opposed to number of permits). There were no more than four commercial use permits granted in any given year during this time period. While residential construction has been increasing the amount based on square footage of commercial construction has decreased.



Source: Town of Camden

The map below illustrates the value of owner-occupied housing units according to the 2000 United States Census.

Median Value of Specified Owner-Occupied Housing Units⁶: 2000



MAP SOURCE: United States Census.

Note: Camden Town boundary was manually overlaid onto the U.S. Census map

4.6 Housing and Redevelopment Plan

Throughout the planning process, Camden residents voiced their support of consistency within neighborhoods of housing density and character. Under this Plan, the Town will review the development of residential land use patterns and evaluate the benefits of defining new residential zoning districts with various density descriptions to guide development and assure neighborhood consistency.

Camden will continue to work with the County to provide residential candidates for Community Development Block Grants (CDBG). Camden intends to continue grouping and maintaining CDBG candidate properties with properties in the Town

⁶ The term “Specified Owner-Occupied Housing Unit” is defined by the U.S. Census as either a one-family home detached from any other house or a one-family house attached to one or more houses on less than 10 acres with no business on the property.

of Wyoming, for the benefit of both communities. This plan supports the continuation of such work in order to carry out a policy of aiding in the provision of affordable housing for Camden residents. Tax policy, building enforcement, and several recently adopted ordinances will impact housing policy.

4.7 Community Services

4.7.1 Town of Camden Mayor and Council

The final decision on nearly every matter that effects the growth and development of the Town of Camden rests with the Town of Camden Mayor and Council. They have a vital role in carrying out this Comprehensive Plan and in ensuring a continuing planning program. It is imperative that the Town of Camden Mayor and Council continue to maintain a relationship of trust and confidence in the advice and recommendations of the Planning Commission and that the Planning Commission continue to work cooperatively on matters concerning the growth and development of the Town of Camden.

The Mayor and the Town Council also select any officers or employees needed for the management of the Town and sets levels of compensation for their employment. Camden retains responsibility for local policing, street maintenance, trash collection, stormwater drainage system, development controls, and recreation. There are twenty-four (24) people employed by the Town of Camden. The Mayor and the Town Council employ a staff of eight (8) employees for the Town Hall and Streets Department: one (1) Town Manager, four (4) administrative employees, and three (3) maintenance employees. In addition, the Camden Police Department currently serves the Town with fourteen (14) officers, including the Chief of Police. The Police Department also employs two (2) administrative staff members for a total of sixteen (16) police department employees.

The Town of Camden's interests in the Camden-Wyoming Sewer and Water Authority are represented by three (3) board members appointed by the Town Council. The board members are appointed to three- (3) year staggered terms. Fire protection, emergency medical services, schools and mail are administered by entities separate from the Town's governing body. These entities serve both the Camden and Wyoming municipalities.

As set forth in the Charter of the Town of Camden, Section 4, "the government of the Town and the exercise of all powers conferred by this Charter, except as otherwise provided herein, shall be vested in a Town Council composed of a Mayor, whose term shall be for a period of two (2) years, and four (4) council members each of whose terms shall be for a period of three (3) years, commencing at the Annual Meeting of the Town Council following his or her election and continuing until his or her successor is duly elected and qualified. A member of Town Council must resign his or her council seat if he or she files to run for the office of Mayor and the terms overlap. "

4.7.2 Town Planning Commission

As set forth in Title 22 of Chapter 7, Section 702(a), "a planning commission established by any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate. 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." Furthermore:

As set forth in Title 22 of Chapter 7, Section 703, "the planning commission shall have full power and authority to make such investigations, maps and reports of the

resources, possibilities and needs of the city or town as it deems desirable, providing the total expenditures of said commission shall not exceed the appropriation for its expenses. Upon completion of any such reports the planning commission shall submit the same to the city council or town commissioners with its recommendations. It shall report annually to the city council or town commissions on the activities of the planning commission during the preceding year.”

4.7.3 Subdivision Ordinance

The most recent version of the Town of Camden Land Use and Subdivision Regulations, was approved with Ordinance #82 in July of 2007. The Subdivision Ordinance guides and controls the layout of streets, lots, and utility systems. Subdivision control can help achieve the following results:

- Coordinated street patterns
- Adequate utilities that protect streams and the land from pollution
- Installed improvements

4.7.4 Zoning Ordinance

The most recent version of the Zoning Code was adopted with Ordinance #96 and establishes the policies for present and future growth of the Town of Camden. The code provides the detailed tools for day to day planning and management of growth as spelled out in the Comprehensive Plan..

An updated zoning ordinance was adopted in July 2007. The update brought several amendments under a single ordinance and in addition added provisions for:

- Camera inspection of ponds prior to release of construction bonds

- All storm water collection areas are required to meet DENREC requirements.
- Manufactured home inspections are to be compliant with State Regulations.

4.7.5 Intergovernmental Coordination

The Town of Camden works with neighboring communities and county government to assure compatible comprehensive planning throughout the region. Communication with other Delaware elected officials is achieved through active participation in the Delaware League of Local Governments and other organizations. The Town of Camden works actively to become more involved with intergovernmental coordination. The Town of Camden is well represented at each League of Local Governments meeting. All of the Town staff and elected officials have the opportunity to take advantage of the University of Delaware's Institute for Public Administration program, which provides an opportunity for Town staff and elected officials to discuss public administration issues with other government administrators and leaders. Further, the Mayor of Camden and the Town Manager serve on the following committees:

1. **National League of Cities** - Appointed by the League of Local Governments - Chairman of the League Homeland Defense Committee (Mayor)
2. **National League of Cities** - Committee for Urban and Rural Development Committee Member (Mayor)
3. **National League of Cities** - Public Safety Homeland Security Committee - Member at large (Mayor)
4. **Delaware Emergency Management Agency** - Homeland Security Working Group –Voting Delegate (Mayor)

5. **Delaware Emergency Management Agency** - Government Agencies - Finances -Equipment -Training -Representative for all Delaware Municipalities (Mayor)
6. **West Dover Connector Commission** – Commissioner (Mayor)
7. **Central Delaware Chamber of Commerce** - Leadership Council - Economic Development of Central Delaware Committee – Member (Mayor)
8. **International Code Council**, Member (Mayor, Town Manager)
9. **Governors Advisory Council of Livable Delaware**- Appointment by Governor Minner (Town Manager)
10. **Delaware Statewide Pedestrian Awareness Council**- Appointment by Governor Minner (Town Manager)
11. **League of Local Governments**- Board of Directors (Mayor)
12. **Municipal Clerks Association of Delaware** (Town Manager)
13. **Lower Delaware and Maryland Building Officials’ Staff League of Local Governments** (Town Manager)

Camden plans on providing intergovernmental assistance by working with the County and State governments. Furthermore, Camden plans on continuing its intergovernmental advocacy with the County and State Governments to protect and/or improve the quality of services and life for Town residents.⁷

The Town of Camden is involved with Kent County as it develops its Transfer of Developments Rights (TDR) Ordinance. “Transferable Development Rights (TDRs) are credits that are attached to a piece of land for the development of that land. Through creating these TDRs, all landowners are allocated credits or rights to develop their land. Owners of rural lands in areas NOT designated for growth can be given “credits” or TDRs which can be sold to developers looking to build on lands in growth areas, who need these credits in order to develop those areas. In

⁷ Camden Annual Report, 2005

many cases, these rights/credits could increase the density of development in the growth areas.”⁸ It is important to note that participation in the program by owners of property not designated for growth is voluntary, and that if such owners choose not to transfer development rights from their land, these owners retain their right to use their land for purposes permitted by right in the underlying zoning district. The office of State Planning Coordination recommends that Camden work to develop its own Transfer of Development Rights ordinance.

4.7.6 Police

The police department is located at 261 Camden Wyoming Avenue and provides protection twenty-four (24) hours a day. The State Police (Troop 3, located in Woodside, South of Camden) responds if officers are unable to attend to an emergency. Response time to an emergency is approximately four (4) minutes. The Camden Wyoming services are available through 911 emergency telephone dialing through the Kent County central dispatch center for all emergencies.

The Town of Camden’s Police Force has fourteen (14) sworn police officers, including the Chief of Police, and two (2) administrative staff. Although the current facilities for the department play an important role for Law Enforcement, the building is not adequate. Plans are underway to provide a larger, improved facility for our police department.

The Camden Police Department provides a variety of services. The services have increased sixty-six percent (66%) over the past six years and continue to climb. This is due to the growing population. The Camden Police Department also

⁸ Fact sheet prepared by the Delaware Department of Natural Resources and Environmental Control’s Whole Basin Team. Posted at http://www.dnrec.state.de.us/water2000/Sections/Watershed/ws/fact_mk_tdr.pdf (last visited October 10, 2007)

serves the nearly 4,000 students that attend schools in the community who do not reside here and several thousand customers who visit the retail establishments.

4.7.7 Fire and Ambulance

Fire and ambulance services are provided by an independent volunteer fire company, the Camden-Wyoming Fire Department. The Town of Camden shares growth and zoning information with the fire company to assure that adequate facilities are available to protect life and property, and that the town infrastructure is adequate to allow rapid and safe response of fire and ambulance equipment. The Town of Camden shares a percentage of funds collected from all new building permits, as authorized by ordinance, to assist the fire company in maintaining adequate equipment. Other funding is from a State tax on fire insurance and from a community fund drive.

[Fire Department will provide information on any problems (i.e. traffic conditions) that impede rapid and safe response time.]

4.7.8 Recreation

Camden's recreation needs have historically been met by Caesar Rodney School District and the Camden Wyoming Little League. The public school properties comprise approximately twenty (20) acres and include two (2) football fields, one (1) baseball field, two (2) running tracks, ten (10) tennis courts, two (2) playgrounds, and a gymnasium. All of the developed public recreational facilities belong to the school district.

Camden is home to a Kent County Park within the Town limits: Brecknock Park. Brecknock Park is an eighty-six (86) acre site on the north end of the Town. The park consists of walking trails, outdoor playing fields and a children's play area

covering 2.61 acres. The park also includes a home listed on the National Historic register. The Park includes Goggins' Farm, an American bicentennial farm, and the Isaac's Branch floodplain.

Brecknock Farm was donated to Kent County six (6) years ago by Mrs. Elizabeth Howell Goggin. This Camden farmstead built in 1697 contains a variety of habitats including wetlands and meadows. There is a plan for the farm which has a goal "to develop the open level fields for active recreation and to preserve the farmstead, woods and wetlands for passive recreation, education, and research."

4.7.9 Education

Children in the Town of Camden attend classes in the Caesar Rodney School District. The Caesar Rodney School District also serves children in communities and in Kent County east and west of Camden. The district extends from Dover Air Force Base to the Maryland State Line.

The Caesar Rodney School District (named after the American patriot, Caesar Rodney) is a progressive District with a continuously growing population. The District is proud of its "tradition of excellence" in all facets of programs provided for its approximately 7,000 students. The growing district is comprised of over 23,000 residences, with the Town of Camden being an integral part of the District.

The Caesar Rodney School District became a Delaware re-organized school district in 1916. The District traces its roots back to 1805, however when the Quakers established the first school in Camden. The Friends Meeting House on Camden-Wyoming Avenue still contains a school room, which served the community before the first free schools were established. This one-room academy was the precursor of the old academy located next to the Methodist Church on South Main Street, which served the community until the original

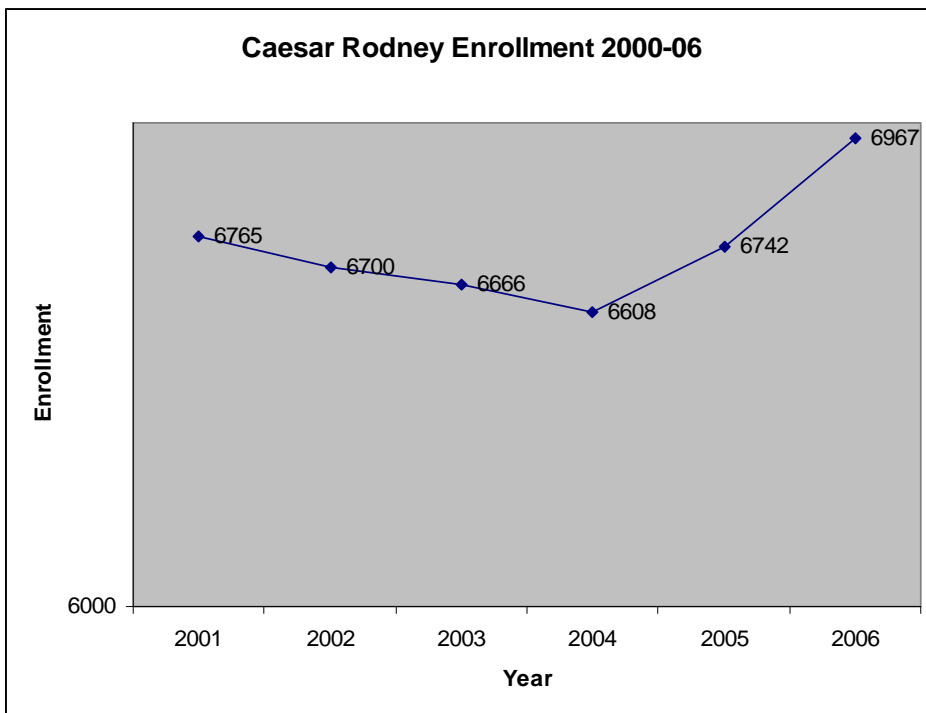
Caesar Rodney High School (which later became Caesar Rodney Junior High School) was built in 1934. That facility has since been demolished due to functional obsolescence and the current Fifer Middle School now stands on that same site.

Three of the district's twelve schools including the high school are within the Camden municipal boundaries: Caesar Rodney High School, Fifer Middle School and Nellie Hughes Stokes Elementary School. Caesar Rodney High School is located on Old North Road, has an enrollment of almost 2,000, and serves students in grades 9-12. It is the second largest high school in Delaware. Fifer Middle School, located on Camden-Wyoming Avenue, is named after the resident Fred Fifer III, and is one of the most modern middle schools in Delaware. It serves approximately 800 students in grades 6-8. Nellie Hughes Stokes Elementary School, located on the southern end of the Town of Camden on Upper King Road, is a beautiful school serving approximately 500 students in grades K-5.

All twelve (12) schools and the District received a "Superior" rating for the 2006-07 school year. Caesar Rodney leads the way in many areas of state assessment. The student average daily attendance for the District is approximately 95%, which has been among the highest in the state for many years. The District strives to maintain excellence and balance in the academics, the arts, athletics and atmosphere. The District also continues facilities upgrades with state-of-the-art schools, including Fifer and Postlethwait Middle Schools, and the newly renovated Star Hill Elementary School, John S. Charlton School, and Caesar Rodney High School. The District is beginning plans to add all-day kindergarten with the planned renovation of the McIlvaine Early Childhood Center. The all-day kindergarten program is expected to open its doors at the beginning of the 2008-09 school year. In addition, planning will begin soon for the renovation of W. B. Simpson Elementary School, W. Reily Brown Elementary School, and Allen Frear

Elementary School. These projects were all made possible by the passage of a major capital improvement referendum in 2007.

The graphic below shows the change in student population from 2001 to 2006 in the Caesar Rodney School District. There was a three percent (3%) increase in the student population during this period.



Source: Delaware Department of Education.

The school district is Camden’s largest landowner, largest employer, and largest traffic generator. The school bus contractors are among the largest employers in Camden. The District operating costs are financed by the State’s General Fund; land property, and capitation taxes; and federal subsidies for children of Air Force personnel.

In the fall of 2000, the residents approved a referendum to renovate and expand several facilities. The Caesar Rodney High School additions were completed in 2003 and 2004. The Star Hill Elementary School additions and Allen Frear and

W.B. Simpson Air Conditioning projects were completed in 2003. Require additional updates from Larry Harrison of the school district.

4.7.10 Electricity and Street Lighting

Delmarva Power and Light Company (DP&L) provides electric service to the entire Delmarva Peninsula. The Town of Camden signed a perpetual agreement for the electric utility franchise with the Eastern Shore Gas and Electric Company in 1922. This agreement was transferred to its successor, DP&L, in 1968. Street lighting is provided through a contract with DP&L, and is installed in most developed areas of Camden.

Camden is located within DP&L's Harrington, Delaware Service area. DP&L maintains circuit and substation capacity to cover normal load and first contingency firming for the loss of major equipment in the Camden area. The electric power is distributed throughout the Town to residents on electrical lines on DP&L utility poles.

The DP&L Company maintains one (1) 25KV and two (2) 12KV circuits within Camden. The 25 KV circuit originates from the DP&L Kent Substation located outside of the Town limits. There is also a 25 KV circuit which ties in the Felton substation near Briar Park. The two 12 KV circuits feed from a substation on Southern Boulevard in Wyoming.

4.7.11 Natural Gas

The Dover Gas and Light Company installed the first gas lines in Camden during the 1920s to provide cooking and lighting gas. The gas was supplied from a coal gas plant in Dover. New pipes were laid as necessary to serve new developments and to upgrade the gas line system. A large number of lines were added in the

1940s and 1960s. The Chesapeake Utilities Company acquired the rights for the natural gas service to Camden in the early 1950s.

Natural gas service is available in most of the developed area in the Town through services provided by the Chesapeake Utilities Company. Distribution is through a medium pressure system with two booster stations. The system contains pipes ranging in size from 1.25 inches to 6.0 inches. Major portions of the local system are built with 2.0 inch pipe.

Two high pressure transmission lines, made from bare or cased steel and welded or threaded joints, run beneath U.S. Route 13 and under the Conrail right-of-way. The distribution lines to customers run under or parallel to streets and in other areas under residential or commercial properties.

4.7.12 Historic Properties

Camden's historic overlay district is included in the National Register of Historic Places, (added in 1974, Reg. #74000595). The area shown on the register is 316 acres and includes 65 buildings. The Cooper House at 15 North Main Street and the Friends Meeting House on Camden-Wyoming Avenue are listed in Underground Rail Road documents. The National Register provides no protection for properties unless federal funds are used for the restoration and/or maintenance of the property. The Town of Camden's policy is to encourage preservation by use of the Historic Overlay and through architectural guidelines for property restoration and maintenance. These same guidelines are used for new construction within the overlay.

A list provided by Mr. Richard Maly and Mr. Merritt Burke of notable historic properties in Camden to consider for preservation together with photographs may be found in Appendix C.