

recreation uses in these areas.

8.2.7 Annexation & Plan of Service

Since 2003 Camden has annexed 233 acres of land slated for development. While a large number of undeveloped properties remain within the Town limits, opportunities for new development exist in redevelopment of existing structures and lands in Town(as discussed elsewhere in this Comprehensive Plan) as well as through selective annexation of lands into the municipality. In planning for growth, Camden Policymakers have developed a realistic strategy for potential annexation while maintaining a long-range view to the future.

Transfer of Development Rights

As part of the planning process, the Town of Camden considered the feasibility of a Transfer of Development Rights (TDR) program to protect open space. In the previous Comprehensive Plan¹⁵, the Town had considered a Greenbelt plan, or a significant area of agricultural open space circling the municipality. Much of the land surrounding Camden is already developed or in the process of being converted from open space to residential lots.

The preservation of land features such as groves, wetlands, water courses, and historic sites may be required as cited in the Camden Zoning Code. The Code also references that subdivisions must dedicate well drained land for playgrounds or parks.

Transfer of Development Rights, or TDR, options enable owners of certain lands located outside the designated Kent County Growth Zone Overlay districts to sell their land rights to buyers for development for utilization within designated growth

¹⁵ 2002 Update Town of Camden Comprehensive Plan, p. 20

areas. The TDR program was designed due the increase in development in rural agricultural areas outside the designated Growth Zone Overlay where essential infrastructure and support services necessary to sustain suburban and urban land uses do not exist and are not planned.

The Town of Camden at the August 6, 2007 Council meeting introduced for the first reading the TDR for the Town. The County Levy Court TDR program was established in 2003. The Town Manager participated in a team assembled by Governor Minner to coordinate a State of Delaware TDR program. The Program was chaired by the Secretary of Agriculture and included the Director of the State Planning and members of the Governor's direct staff. Representatives for municipalities, counties, and farmers from around State were also represented. The Bill was introduced to the House of Representatives in June and voted in the Committee in the last days of the session. The Bill will be on the agenda in January for consideration.

Annexation Area(s)

Camden Policymakers have identified three distinct categories of Annexation Area(s) local to the City of Camden, including areas "Identified for Annexation," areas "Desireable for Annexation," and areas "Evaluated for Annexation." These categories are described below and are depicted on the maps included as exhibits.

Areas which are enclaves of unincorporated territory mostly surrounded by the Town of Camden and which are currently provided with one or more essential services by the City are to be designated "Identified for Annexation." These areas are intended for annexation within the five year planning period.

The second category of Annexation Area(s), areas "Desirable for Annexation,"

includes those areas which have shown interest in annexation from property owners or, where the Town is currently providing some services. These areas are also intended to be annexed by the Town within the five year planning period. Areas within this category will undergo further cost/benefit analysis prior to annexation in order to ensure the viability of proceeding with annexation.

The remainders of the Annexation Area(s) are to be designated “Evaluated for Annexation.” These areas have been evaluated using a cost/benefit analysis to weigh the costs of providing services to the area against the potential benefits gained through new tax revenue and other benefits. These areas are generally located adjacent to or surrounding the Town, but are further from the Town than areas designated as “Identified for Annexation” or “Desirable for Annexation.” Areas designated as “Evaluated for Annexation” are not intended to be annexed within the five year planning period.

The table below illustrates the acreage of annexation which is also illustrated in the maps included as exhibits.

ANNEXATION PLAN ACREAGES:		
	Acreage	Percentage
Identified for Annexation:	800.0	41%
Desireable for Annexation:	455.9	23%
Evaluated for Annexation:	711.2	36%

It is anticipated that, upon annexation of any portion of the Annexation Area(s), all existing municipal services will be immediately expanded to serve the newly incorporated lands with minimal impact to current operations. Significant among these are:

- Zoning, Land Use and Code Enforcement shall operate as current. No change in fiscal requirements or operational capabilities is expected.

Zoning to mirror existing zoning on adjacent lands (currently) within Camden, thus preserving the character of the community.

- Public Safety and Emergency Services shall operate as current. Police patrols will be extended into the newly annexed neighborhoods; Camden-Wyoming Fire Company services will provide fire and emergency protection. No change in service is therefore anticipated.
- Public Works services shall operate as current. Streets and roads, parks, and public buildings shall be maintained by Town personnel and/or contracted agencies who will oversee refuse collection, street sweeping, leaf and litter collection, and snow removal.
- The Annexation Area(s) are served by existing sanitary sewer infrastructure operated by Kent County.
- The Town of Camden and its environs are under the jurisdiction of the Caesar Rodney School District. Children in newly annexed areas will therefore not be impacted by change-of-school issues.
- Similarly, residents of the newly annexed areas will continue to enjoy the same public parks and recreation areas currently available to them in and around Camden.
- As with current residents, new residents will be encouraged to participate in the State's voluntary recycling program.

Redevelopment Annexation Area

Camden's Policymakers recognize that, in order to appropriately address all of the

issues related to redevelopment as recommended in this Comprehensive Plan, a long term, public planning program is required. Issues pertinent to the establishment of the Redevelopment Areas and their impact on existing and future land uses will therefore be addressed by the Planning Commission, with input from Town (government) representatives, local business owners and residents.