

2008-08-06

**Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans**

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Name of Municipality: Town of Felton	
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**Date of Most Recently Certified Comprehensive Plan: August 11, 2003
Comprehensive Plan Amended September 11, 2006**

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Comprehensive Plan / Amendment Checklist¹

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

Public Participation	Yes	No	Page #
Public Participation Summary and Results	✓		6-7

Population Data and Analysis	Yes	No	Page #
Past Population Trends	✓		12-13
Population Projections	✓		13-14
Demographics	✓		14-15
Position on Population Growth	✓		21-22

Housing	Yes	No	Page #
Housing Stock Inventory	✓		16-17
Housing Pipeline	✓		17-18
Housing Needs Analysis	✓		17-18
Position on Housing Growth	✓		18,20-22
Affordable Housing Plan	✓		18,20-22

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	✓		45,46,49,51
Annexation Plan	✓		47,48,50, 52-54

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	✓		33
Redevelopment Strategy	✓		33, 46
Community Development Strategy	✓		21-22, 27, 33

¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Community Character	Yes	No	Page #
History of the Town or City	✓		10, 29-30
Physical Conditions	✓		29-30, 39-40
Significant Natural Features		✓	
Community Character	✓		29-30
Historic and Cultural Resources Plan	✓		29-30, 33
Community Design Plan	✓		18, 22, 33
Environmental Protection Plan	✓		33-34

Land Use Plan	Yes	No	Page #
Existing Land Use	✓		29, 51-52
Land Use Plan	✓		33-34, 46-47, 52-54

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	✓		16-22
Inventory of Community Infrastructure	✓		36-40
Inventory and Analysis of Community Services	✓		24-26
Water and Wastewater Plan	✓		42
Transportation Plan	✓		42
Community Development Plan	✓		21-22
Community Facilities Plan	✓		26-27

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	✓		11-12, 47-48
Intergovernmental Coordination Strategy	✓		55-56
Analysis and Comparison of Other Relevant Planning Documents	✓		44-46, 48-49, 51-52

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Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	✓		19-20
Labor Market	✓		19-20
Income and Poverty	✓		15, 18, 21
Economic Development Plan	✓		22

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	✓		30, 52
Open Space and Recreation Plan	✓		33,34

Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	✓		54
Zoning Map Revisions		✓	
Zoning and Subdivision Code Revisions	✓		33-34, 47, 54
Implementation Plan	✓		55-57
Coordination with Other Government Agencies	✓		55-56

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	✓		32, 34
Corridor Capacity Preservation Program	✓		41, 42, 46
Agricultural Preservation Program	✓		45, 49, 55, 56
Sourcewater Protection	✓		34

Additional Comments:

There is no mention of "Significant Natural Features" in the Comprehensive Plan update only because there are no natural features within the Town that qualify as significant. The most significant natural feature adjacent to the Felton planning area of this plan is Killens Pond State Park and it is mentioned as a frequented recreation on page 30.

The Zoning Map is not included in the Comprehensive Plan update and there is no mention of it in the Plan. However, the map will be updated in the near future when the

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Town has completed its Zoning Ordinance update. Several new zones are being proposed.

Summary:

The Comprehensive Plan update is being submitted to satisfy the mandated five (5) year update to the Town's approved 2003 Comprehensive Plan. We have attempted to edit the plan with current information wherever applicable.

The Town of Felton
2008
Comprehensive Plan

Draft
July 21, 2008

Prepared by the Town of Felton
Planning Committee

and

Davis, Bowen & Friedel, Inc.
23 North Walnut St.
Milford, Delaware

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Town, County, and State Officials serving in 2008

Town of Felton

Town Council of Felton

David L. Kelley, Mayor
JoAnne Clendaniel, Vice Mayor
Michael Routh, Councilman
Joe Yapsuga, Councilman
Henry Twardus, Councilman

Planning and Zoning Commission

Scott Thornton, Chairman
Miguel Corti, Commissioner
Jack Liss, Commissioner
Kathy Thornton, Commissioner
Anita Yapsuga, Commissioner

Town Staff

Rebecca Greene, Town Manager
Levi Brown, Chief of Police
Sarah Ferguson, Town Clerk
Ralph Hughes, Public Works Director
John T. Jaywork, Solicitor

Kent County

P. Brooks Banta, Commissioner 1st District, President
Alan F. Angel, Commissioner 3rd District, Vice President
Bradley S. Eaby, Commissioner 2nd District
Eric L. Buckson, Commissioner 4th District
W.G. Edmanson, Commissioner 5th District
Harold K. Brode, Commissioner 6th District
Richard E. Ennis, Sr., Commissioner At-Large

Michael Petit De Mange, Director of Planning Services
Sarah E. Keifer, AICP, Director of Planning Services

State of Delaware

The Honorable Ruth Ann Minner, Governor
The Honorable Nancy Cook, Senator, 15th District
The Honorable William R. Outten, Representative, 30th District
Ms. Constance Holland, AICP, State Planning Coordinator

Acknowledgements

Davis, Bowen & Friedel, Inc., serves the Town of Felton as consulting municipal engineers and planners. The firm provided assistance to the Town during the completion of the 2008 Comprehensive Plan text and maps and the 2006 amendments to the previously adopted 2003 Comprehensive Plan. Davis, Bowen & Friedel, Inc., along with the Institute for Public Administration of the College of Human Resources, Education and Public Policy at the University of Delaware assisted the Town of Felton in drafting the previous Comprehensive Plan adopted in 2003. The Town also acknowledges assistance from the Office of State Planning Coordination and Kent County Circuit Rider, David Edgell, AICP, for time and advice.

Map Preparation

Maps included with this update were produced using Geographic Information Systems (GIS) technology. Sources for map features are listed briefly on each figure. The geographic framework layers (waterways, roadways, municipal boundaries, et cetera) were originally distributed by the Delaware Coastal Management Program in 1998, and have been supplemented by updated layers from the Department of Natural Resources and Environment Control (DNREC), Delaware Department of Transportation (DelDOT), Office of State Planning Coordination (OSPC), Delaware Geological Survey (DGS), and the Delaware Department of Agriculture (DDA). Tax parcel polygons have been provided by Kent County Planning Services and the Delaware DataMIL.

All elements presented on the maps are subject to change and are used here for informational purposes only. Tax parcel information, agricultural preservation status or other issues should be confirmed through the appropriate agency. The Town of Felton commends the Delaware Geographic Data Committee – an organization composed of representatives from State agencies, county and local governments, the University of Delaware and private organizations – for its leadership in standardization of GIS data, and for advancing the policy of low-cost GIS data sharing, throughout the State of Delaware.

The Authority to Plan

The preparation of a comprehensive development plan is the legal responsibility of the Town of Felton Planning & Zoning Commission under Delaware enabling legislation. Title 22 of the Delaware Code Chapter 7 Section 702 specifies that

"[a] planning commission established in any incorporated city or town under this chapter shall make a comprehensive development plan for the development of the entire area of such city or town or of such part or parts thereof as said commission may deem advisable."

Section 702 also establishes the contents of such a comprehensive development plan as the following:

“(b) Comprehensive plan means 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. The comprehensive planning process shall demonstrate coordination with other municipalities, the county and the State during plan preparation.”

The Town of Felton is less than 2,000 persons and does not plan to grow to more than 2,000 persons within the time frame of this Comprehensive Plan, therefore the Town does not need to address in detail issues relating to 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, and annexation. The plan proposes annexation and therefore annexation, transportation, public services, and sewer and water issues are addressed.

Section 702 establishes the comprehensive plan as a basis for zoning as follows:

“(c) The comprehensive plan shall be the basis for the development of zoning regulations as permitted pursuant to Chapter 3 of this title. Should a jurisdiction exercise its authority to establish municipal zoning regulations pursuant to Chapter 3 of this title, it shall, within 18 months of the adoption of a comprehensive development plan or revision thereof, amend its official zoning map to rezone all lands within the municipality in accordance with the uses of land provided for in the comprehensive development plan.”

Section 702 establishes the comprehensive plan certification process as follows:

“(f) The comprehensive plan or amendments or revisions thereto shall be submitted to the Governor or designee at such time as the plan is made available for public review. The municipality shall provide sufficient copies for review by the Governor's Advisory Council on Planning Coordination. The Advisory Council, within 30 days of plan submission, shall conduct a public meeting, at which time the municipality shall make a presentation of the plan and its underlying goals and development policies, except when the Advisory Council determines that the comprehensive plan, amendments or revisions are fully consistent with statewide land development goals, policies and criteria as adopted by the Governor or Cabinet Committee on State Planning Issues. Following the public meeting the plan shall be subject to the state review and certification process set forth in § 9103 of Title 29. If the Advisory Council determines that a public meeting is not required as provided above, the plan shall be submitted directly to the Governor or his or her designee for certification provided in § 9103 of Title 29.”

The policies that form the Felton plan are consistent with the variety of statewide land development goals, policies and criteria as adopted by the Governor and Cabinet Committee on State Planning Issues.

Section 703 provides additional legal authority for the planning commission as stated:

"The planning commission shall have the 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..."

A comprehensive plan shall also be the basis for annexation. Title 22 of the Delaware Code Chapter 1 Section 101 specifies that

"(1) All annexations must be consistent with the most recently adopted municipal comprehensive plan meeting the requirements of Chapter 7 of this title. The area(s) being considered must be depicted as area(s) for future annexation on the adopted plan. If a municipality does not have an adopted comprehensive plan, or if its adopted comprehensive plan does not depict areas for future annexation, it shall prepare and adopt a plan or plan amendment within 12 months of July 13, 2001. The municipality shall not approve any annexations until such plan or plan amendment is adopted, notwithstanding any other charter provisions..."

Planning Process and Public Participation Summary

The 2008 Comprehensive Plan has been updated in order to meet the State of Delaware's five-year review requirement. The vision from the 2003 Comprehensive Plan and the 2006 Comprehensive Plan amendment remains the vision the Town has chosen to follow in order to meet its future growth needs. The 2006 Comprehensive Plan amendment has been incorporated into the 2003 Comprehensive Plan in order to create a seamless document. This Comprehensive Plan incorporates the 2003 and 2006 visions for the Town of Felton and provides updated data and information where applicable.

The 2003 vision was developed through forming a Planning Committee composed of members of the Town Council, the Planning & Zoning Commission and engaged citizens. The Planning Committee was charged with developing the 2003 Comprehensive Plan to be presented to the Planning & Zoning Commission, and ultimately to be adopted by the Town through a Council resolution.

On February 18, 2002, a public workshop was held where Town officials and local residents were prompted to identify planning issues, areas with development potential, and ideas for the future of Felton. A public participation workshop was held on June 13, 2002 to engage the public in the planning process. A second workshop was held on August 20, 2002 to discuss the proposed land use plans. The planning maps were reviewed at meetings on September 19, 2002 and October 16, 2002. Although the meetings were advertised and posted, limited public involvement was generated beyond the appointed Planning Committee.

In 2006, Davis, Bowen & Friedel, Inc., was asked by the Town of Felton to amend the Town's Comprehensive Plan in order to meet the Town's increased need to manage its

future growth based on a surge in population and increased requests for annexation. The Comprehensive Plan was fully updated and amended as part of the 2006 amendment process. The vision adopted through the public participation workshops and public hearings for the 2003 Comprehensive Plan and the 2006 Comprehensive Plan amendment and update remain the guiding policy for the Town of Felton.

The 2008 Comprehensive Plan update was presented to the Planning Commission at their regularly scheduled meeting on June 3rd, 2008. The update was presented to Town Council at their regularly scheduled meeting on June 9th, 2008. Revisions requested by the Planning Commission were made and presented to Town Council on July 14th, 2008 and Council voted at that meeting to make application and submit the updated Comprehensive Plan to the State.

Advertised Public Hearings for the unupdated plan are scheduled for August 11th and September 8th, 2008.

CHAPTER 1. INTRODUCTION TO FELTON

1.1 Preface

1.2 Location

1.3 History of Felton

1.1 Preface

The Town of Felton Comprehensive Plan has several purposes. The Town initiated this planning project in response to increasing growth, development, transportation and annexation issues that highlighted the need for a land use plan. First and foremost, the Comprehensive Plan is a unified advisory document for the Town Council and the Planning & Zoning Commission on land use and growth issues. Each section contains current information, future projections and recommendations. These will be used to guide future development decisions, rezoning, annexations, and capital improvements throughout the Town.

This plan is also an informational document for the public. Citizens, business people and government officials can use the plan to learn more about Felton and its policies for future land use decisions. Potential new residents can use the document as an informational resource about the Town, its characteristics, and facilities to help them make decisions about moving to Felton. This document contains current information on population, transportation, housing, employment, and the environment, which will be of interest to land developers, economic development professionals and financiers.

Lastly, the Felton Comprehensive Plan is a legal document. The Delaware Code specifies that "... any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate." The code further specifies that, "after a comprehensive plan or portion thereof has been adopted by the municipality in accordance with this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan." (§ 702, Title 22, Delaware Code)

This Comprehensive Plan modifies and replaces the Comprehensive Plan update of 2006, which corrected and amended the plan adopted in 2003.

1.2 Location

Felton is located one mile northwest of the geographic center of Delaware in the southwestern portion of Kent County. The Town is approximately 89 miles from Philadelphia, Pennsylvania, 76 miles from Baltimore, Maryland and 95 miles from Washington, D.C. At a more local level, the City lies 11 miles south of Dover, the Kent County seat and State Capitol.

It is incorporated just west of the intersection of US 13 and State Route 12. Nearby communities include Viola, Frederica, and Harrington. (See Map 1 Location Map.)

The Town is located within a number of jurisdictions with planning mandates. The Town of Felton is within the Lake Forest School District and the Felton Fire District. At the State level, elected officials of the General Assembly Senate District 15, and House District 30 represent Felton's citizens.

Kent County is divided into six Levy Court districts, which elect the County's governing commissioners. Felton is located within the 6th District.

Because of its location within the Delaware Bay drainage, Felton's water use planning is overseen by the interstate Delaware River Basin Commission. The Town is located in the South Murderkill Hundred geopolitical divisions for property ownership location.

1.3 History of Felton

The Town of Felton was laid out in 1856 when the Delaware Railroad reached southwestern Kent County. Located between Berrytown to the west and Johnny Cake Landing (Frederica) to the east, the Town became a "whistle" stop on the new railroad line. Owing its' founding to the railroad, Felton was named in honor of Samuel M. Felton, President of the Philadelphia, Wilmington, and Baltimore Railroad and a major force in bringing railroad service to central and southern Delaware. Incorporated on February 2, 1861, reincorporated in 1869, and expanded in 1883, Felton's boundaries formed a one-half mile square with the railroad line running north-south through the middle of Town. The center of the one-half mile square is the intersection of Main Street running east to west and today's Norfolk Southern railroad line.

With the opening of the railroad, it was more convenient for local farmers to send their products, primarily peaches and lumber, out of Felton by rail to Wilmington, than to ship them via the Choptank River to Denton, Maryland. As a result, the Town thrived and grew during the late nineteenth and twentieth centuries although passenger rail service to Felton ended in the 1950s.

The 1920s were a peak point in Felton's industrial history. The Town was flourishing with basket factories, sawmills, a creamery, a canning factory, a poultry processing plant, a wide range of stores, and a hotel. In 1930, Felton suffered an \$80,000 fire in the heart of the business district, which devastated the Town. Since water needed to be brought in from Harrington on railcars to fight the fire, the Town decided to create its own water supply, which was completed in 1939. Even after completion of water service, the fire's negative economic impact caused a steady decline in population from 771 in 1920 to a steady state of 450 to 500 persons. With the influx of people moving to Delaware in the last decade Felton's population has increased to 873 in 2001.

In the mid 1800s, the land that is now Felton was owned by two individuals. Joseph Simpson owned the land to the north of Main Street, and Alfred Clifton owned the land south of Main Street. After the railroad was built, Simpson sold parcels of his land for building but Clifton was less willing to sell his land. He agreed to allow people to build if they paid him rent for the land. As recently as the 1980's, his heirs were still collecting land rent on those properties. This difference in development in the late nineteenth century explains, in part, why the Town today is more developed north of Main Street than south.

CHAPTER 2. FELTON'S COMMUNITY CHARACTER

2.1 Introduction

2.2 Population

2.3 Economic Profile

2.4 Racial Composition

2.5 Educational Attainment

2.6 Housing

2.7 Summary of Issues

2.8 Recommendations

2.1 Introduction

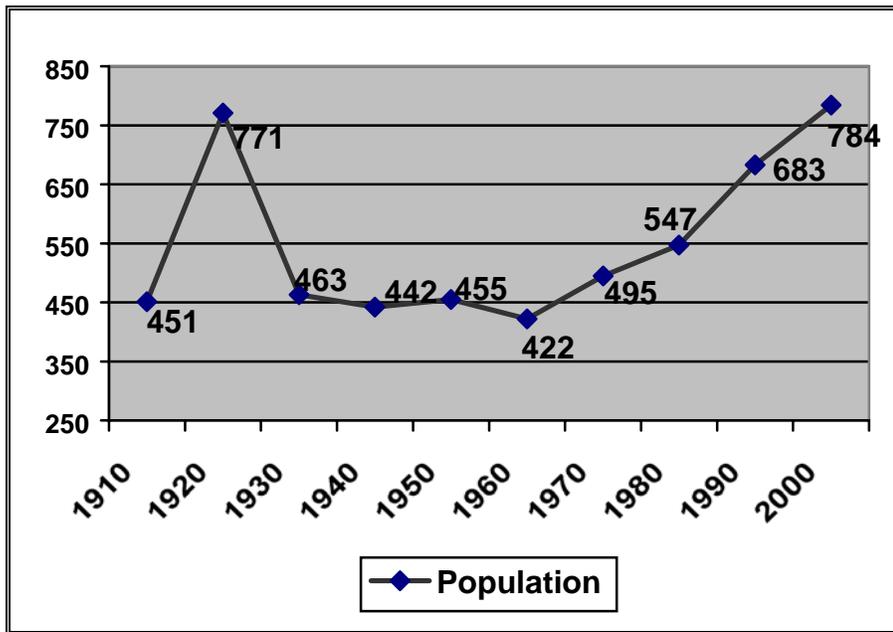
The following data on population, demography, housing, and economic conditions has been derived from a number of sources, most notably the United States Census and a census performed by the Town of Felton in 2002. Davis, Bowen & Friedel, Inc., has compiled the information as discussed herein.

2.2 Population

The United States Census indicates that from 1910 to 2000 the population in the State and Kent County has been increasing. The population in Felton, however, has shown more variation. Historically, the Town’s population peaked at approximately 770 in the 1920s then declined to a steady state of approximately 400 to 450 persons through the twentieth century. The population since 1970 has steadily increased to 784 residents as of 2000.

Chart 1 below shows the population trend in Felton during the last century. From 1960 through 2000, the Town experienced a slow but steady growth in its population.

Chart 1. Felton Population Trends



Source: US Census 1910 to 2000.

In 2002, the Town of Felton conducted a census of all residents on a property-by-property basis. The Town data indicates that the population of Felton in 2002 was 873. This is 11.3% or 89 more people than counted in the 2000 US Census. The result of the Town conducted survey indicates that there may have been undercounting of residents by the 2000 U.S. Census. Moreover, annexations and the development of new housing units

built after April 2000 (when the U.S. Census was conducted) helps explain some of the variance in population.

Population Projections

The State of Delaware has mandated that local governments use the Delaware Population Consortium (DPC) projections for long range planning. The DPC is a multi-agency consortium that works to provide accurate population estimates for the State of Delaware. The DPC provides State, county and major city population and housing growth projections. The latest projections, shown in Table 2 below, were provided by the consortium in October 2007.

Table 2. Population Estimates based on the Delaware Population Consortium

Area	2000	2007	2010	2015	2020	2025	2030
State of Delaware	786,418	863,904	893,184	937,611	977,645	1,012,591	1,042,476
% of change		9.85%	3.39%	4.97%	4.27%	3.57%	2.95%
Kent County	127,103	150,516	157,404	166,994	175,717	182,919	189,431
% of change		18.42%	4.58%	6.09%	5.22%	4.10%	3.56%

(Source: Delaware Population Consortium Annual Population Projections, October 23, 2007, Version 2007.0)

The predicted population growth for Felton is based on extrapolating the predicted increase in population over the planning period through 2030, based on the size of Felton in proportion to projected population growth in Delaware and Kent County. Recent growth patterns in Felton, from 2000 through 2008, are also examined to compare Felton's growth rates with projected growth rates for the State and Kent County. Table 2 above shows current and projected populations for Kent County and the State of Delaware through 2030.

In 2000, the population of Felton was 0.6% of the County's total population. As noted herein, between 2000 and 2002, the Town had seen a large increase in population. Moreover, through 2008, approved housing developments and requests for new residential development have increased much greater than the historical trends. Kent County and the State of Delaware have also seen growth at rates far above historical trends. It is likely that the 18.42 % in population growth from 2000 to 2007 within Kent County reflects similar growth rates within Felton. DPC predicts that although there will be population increases over the next 20 years, the growth rate will stabilize at a lower rate. Table 3 below uses the DPC estimates to predict future growth in Felton, assuming future growth in Kent County will be proportionately distributed within the current Town Boundaries and designated planning area.

Table 3. Felton Population Estimates based on the Delaware Population Consortium

Area	2000	2007	2010	2015	2020	2025	2030
Town of Felton	784	928	971	1030	1084	1128	1168

Source: Davis, Bowen & Friedel, Inc.

It should be noted that by using linear regression analysis the predicted 2030 population for Felton is approximately 1,250, slightly higher than the corresponding value when using the DPC calculations. Not only were the calculations statistically significant (r -squared = 0.99), but the linear regression estimates are more inline with recent increased growth in Felton, current on-going development and available housing stock. The Town should monitor population increases, Census figures and DPC revisions to ensure proper planning for future residents.

Demographic Profile

Table 4 shows the age profiles for Felton, compared to Kent County and the State. The data was compiled from 2000 US Census.

Felton has a higher percentage of children age 19 years and younger than Kent County overall. Although Felton has a lower percentage of residents 60 years and older, it has a greater percentage of households headed by a senior citizen 65 years and older. These differences between Kent County and Felton age categories are reflected in the median age in Felton which is 32.7 years., Felton's median age is significantly lower than Kent County (34.4) and Delaware (36).

Table 4. Age Profiles for Felton, Kent County, and Delaware, 2000

Age	Town of Felton		Kent County		Delaware	
	Number	Percent	Number	Percent	Number	Percent
<5	57	7.3%	9,138	7.2%	51,531	6.6%
5-9	63	8.0%	9,703	7.7%	55,813	7.1%
10-14	76	9.7%	10,063	7.9%	55,274	7.1%
15-19	60	7.7%	9,843	7.8%	55,632	7.1%
20-24	39	5.0%	8,610	6.8%	51,665	6.6%
25-34	138	17.6%	17,160	13.5%	108,840	13.9%
35-44	151	19.3%	20,560	16.2%	127,601	16.3%
45-54	81	10.3%	15,805	12.5%	103,999	13.3%
55-59	20	2.6%	5,966	4.7%	39,320	5.0%
60-64	30	3.8%	5,048	4.0%	32,199	4.1%
65-74	33	4.2%	8,420	6.6%	56,415	7.2%
75-84	24	3.1%	4,844	3.8%	34,762	4.4%
85+	12	1.5%	1,537	1.2%	10,549	1.3%

Source: US Census, 2000

Table 5 shows some selected demographic information about the residents of Felton. Felton has a high percentage of households headed by a single parent and a higher number of civilian veterans than either the State or Kent County.

Table 5. Cultural Profile for Felton, Kent County and Delaware, 2000

Item	Felton	Kent County	Delaware
Median age	33.1	34.4	36
% Population 19 years and younger	32.7%	30.6%	27.9%
% Population 60 years and older	12.6%	15.6%	17%
% Population 25 years and older with High School Diploma	77.9%	79.4%	82.6%
% Population 25 years and older with Bachelor Degree or higher	12.1%	18.6%	25%
% Households headed by resident 65 and over	9.4%	8.4%	9.1%
% Households headed by single parent	14.5%	11.7%	9.9%
% Households with no vehicle available	6.3%	7.8%	8%
% Residents 5 years and over disabled	16.8%	17.1%	16.8%
% Residents 5 years and over who speak English 'less than very well'	0.7%	3%	3.9%
% Residents 16 years and older in the workforce	70.7%	67.1%	65.7%
% Residents 16 years and older who work for government or the Armed Services	15.7%	16.7%	9.2%
% Residents 18 and over who are civilian veterans	20.8%	18.6%	14.4%

Source: US Census, 2000. Compiled by IPA

Table 6. Selected Income Data for Felton, Kent County and Delaware, 2000

Item	Felton	Kent County	Delaware
Median household income	\$42,589	\$40,950	\$47,381
% Households with wage and salary income	81.7%	82.1%	81.3%
Mean wage and salary income (earnings)	\$46,716	\$47,818	\$59,142
% Households with social security income	21.6%	25.7%	26.9%
Mean social security income	\$8,440	\$10,880	\$11,997
% Households with retirement income	18.9%	21.9%	21.0%
Mean retirement income	\$24,725	\$16,014	\$17,871
% Households with public assistance income	4.7%	3.3%	2.7%
Mean public assistance income	\$664	\$2,479	\$2,516
% Population below poverty level	10.4%	10.7%	9.2%
% Seniors below poverty level	13.8%	8.8%	7.9%
% Children below poverty level	15.2%	14.8%	11.9%

Source: 2000 US Census. Compiled by IPA

The values reported for households with public assistance income and for persons living below the poverty level reflect Felton's position as a town center within a historically rural portion of the County, with available rental and lower cost or older housing.

2.3 Housing

Felton's housing stock consists primarily of single-family detached dwellings with a few multi-family and mobile homes. Compared to Kent County and the State of Delaware, Felton has a high percentage of homes built before 1940.

Table 7. Inventory of Housing Stock, Felton, Kent County, and Delaware in 2000

Housing Type	Felton	% of total	Kent County	% of total	Delaware	% of total
Single-Family, Detached	239	78.4%	29,502	58.4%	191,688	55.9%
Single-Family, Attached	4	1.3%	4,230	8.4%	48,340	14.1%
Multi-Family	45	14.7%	7,324	14.5%	64,128	18.7%
Mobile Homes	17	5.6%	9,392	18.6%	38,281	11.2%
Other	0	0%	33	<1%	635	<1%
Total	305	100%	50481	100%	289919	100%

Source: 2000 US Census.

Table 8. Age of Housing Stock, 2000

Year Built	Town of Felton		Kent County		Delaware	
	Number	Percent	Number	Percent	Number	Percent
1999 to March 2000	0	0%	1,313	2.6%	9,597	2.8%
1995 to 1998	31	10.2%	5,338	10.6%	28,717	8.4%
1990 to 1994	58	19.0%	6,255	12.4%	34,348	10.0%
1980 to 1989	68	22.3%	8,761	17.4%	60,729	17.7%
1970 to 1979	31	10.2%	9,494	18.8%	56,475	16.5%
1960 to 1969	18	5.9%	6,733	13.3%	49,446	14.4%
1940 to 1959	17	5.6%	7,633	15.1%	66,951	19.5%
1939 or earlier	82	26.9%	4,954	9.8%	36,809	10.7%
Total Units	305	100%				

Source: 2000 US Census

Table 9. Median Housing Values, 2000

Jurisdiction	Median Housing Value	Median Mortgage	Median Rent
Felton	\$92,000	\$940	\$568
Kent County	\$114,100	\$994	\$573
State of Delaware	\$130,400	\$1,101	\$639

Source: US Census, 2000.

The Ownership and Vacancy Rates from the 2000 US Census indicate that Felton has a higher rate of owner-occupied units than either the County or the State in general. As Felton continues to grow the balance between owner-occupied units and rental units should be maintained.

Table 10. Ownership & Vacancy Rates, 2000

	Town of Felton		Kent County		Delaware	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Units	180	59%	33,040	65.5%	216,038	63.0%
Rental Units	107	35%	14,184	28.1%	82,698	24.1%
Vacant Units	18	6%	3,257	6.5%	44,336	12.9%
Total Units	305	100%	50,481	100%	343,072	100%
Seasonal Units	1	<1%	364	<1%	25,977	7.6%

Source: US Census, 2000.

There are currently three (3) subdivisions under construction within Town limits. The Randall's Glen subdivision has 3 lots remaining; the Hidden Pond subdivision has three (3) lots remaining in Phase III and all of the 31 lots of Phase IV; and the Rosewood Farms subdivision has 24 lots remaining. In addition to these subdivisions, there are also a limited number of individual single family lots that have yet to be developed.

The Town has approved Preliminary Plans for two (2) additional subdivisions. One of these will be located on approximately 65.5 acres of recently annexed property situated in the northwest corner of Town. The subdivision was referred to as Twin Lakes in the 2006 amended Comprehensive Plan. There are 387 townhouses being proposed and it is now being referred to as Berkshire.

The Preliminary Plan for the Landings at Felton subdivision has also been approved. It will be located on approximately 24 acres of recently annexed property situated north of Peach Basket Road and west of the intersection of Walnut Street and Peach Basket Road. There are 55 single family homes being proposed for this subdivision.

Certain groups within Felton's population may need additional housing options, beyond the available single-family units, to best meet their housing needs. Some residents or future residents who might be better served with more diverse housing include:

Seniors- Although Felton has a smaller population of seniors than Kent County and the State of Delaware, the majority of Felton's seniors live in single-family homes that may, with time, become too large and require too many repairs for their fixed incomes and budgets. A senior housing development is currently under construction just outside Town limits, south of the intersection of Walnut Street and Peach Basket Road. The development is referred to as Hurd's Crossing and when it is completed it will provide 36 senior housing units

Single Parent & Low-Income Families- As a town center, Felton has a higher percentage of single-parent households, children/families living under the poverty level and seniors living under the poverty level (see Tables 5 and 6, above). In these cases, residents may be pressed to meet their rent or mortgage payments for a single-family home. The Town would like to encourage multi-family units or townhouse development which would provide more affordable home costs while also cutting maintenance costs. The Town is also encouraging increased commercial uses adjacent to the existing Town Boundaries. An increase in commercial uses will provide services and employment opportunities nearby to decrease travel times.

In summary, the Town of Felton will continue to encourage the development of additional single-family homes that are the core of Felton's physical identity, but will also encourage the denser housing options recommended under the Livable Delaware initiatives, such as townhouses. The Town will actively encourage the development of suitable senior housing within the town.

2.4 Economic Profile

Table 11. Employment Sectors by Standard Industrial Classification

Employment Sector	Description
A: Agriculture, Forestry, And Fishing	Establishments primarily engaged in agricultural production, forestry, commercial fishing, hunting and trapping, and related services
B: Mining	Establishments primarily engaged in mining
C: Construction	Establishments primarily engaged in construction
D: Manufacturing	Establishments engaged in the mechanical or chemical transformation of materials or substances into new products
E: Transportation, Communications, Electric, Gas, And Sanitary Services	Establishments providing, to the general public or to other business enterprises, passenger and freight transportation, communications services, or electricity, gas, steam, water or sanitary services, and all establishments of the United States Postal Service
F: Wholesale Trade	Establishments or places of business primarily engaged in selling merchandise to retailers
G: Retail Trade	Establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods
H: Finance, Insurance, And Real Estate	Establishments operating primarily in the fields of finance, insurance, and real estate
I: Services	Establishments primarily engaged in providing a wide variety of services for individuals, business and government establishments, and other organizations
J: Public Administration	Jobs engaged in the executive, legislative, judicial, administrative and regulatory activities of Federal, State, local, and international governments

Source: Occupational Health and Safety Administration, US Department of Labor

Table 12. Town of Felton Employment Figures by Employment Sector

Sector	Number of Jobs	Percent
A: Agriculture, Forestry, Fishing And Mining	2	<1%
C: Construction	34	9.4%
D: Manufacturing	36	10.0%
E: Transportation, Communications, Electric, Gas, and Sanitary Services	32	8.9%
F: Wholesale Trade	11	3.0%
G: Retail Trade	36	10.0%
H: Finance, Insurance, And Real Estate	29	8.0%
I: Services	141	39.2%
J: Public Administration	40	11.1%
Total	351	100%

Source: U.S. Census 2000

The Town of Felton is primarily a residential community, and as such, has limited job opportunities. The Felton Bank, the Lake Forest School District and small businesses are the primary in-town sources of employment. From the 2000 Census data it can be interpreted that a majority of the adult, employed residents of Felton work in other places. The 2000 US Census also reported an average “travel time to work” of 25.1 minutes making the Town of Felton primarily a residential community.

2.5 Racial Composition

Table 13. Racial Composition of Felton, Kent County, and Delaware

Race	Felton	% of total	Kent County	% of total	Delaware	% of total
White	647	82.5%	93,106	73.5%	584,773	74.6%
Black or African American	91	11.6%	26,180	20.7%	150,666	19.2%
American Indian or Alaska native	8	1.0%	806	<1%	2,731	<1%
Asian	10	1.3%	2137	1.7%	16,259	2.1%
Hawaiian/Pacific Islander	0	0	50	<1%	283	<1%
Other Race	7	0.9%	1611	1.3%	15,855	2.0%
Two or more races	21	2.7%	2,807	2.2%	13,033	1.7%
<i>Total</i>	<i>784</i>	<i>100%</i>	<i>126,697</i>	<i>100%</i>	<i>783,600</i>	<i>100%</i>

Source: US Census, 2000

2.6 Educational Attainment

Table 14. Educational Attainment

Jurisdiction	High School Graduate or Higher	Bachelor's Degree or Higher
Felton	77.9%	12.1%
Kent County	79.4%	18.6%
State of Delaware	82.6%	25.0%

Source: US Census, 2000. Compiled by IPA

2.7 Summary of Issues

In general, the 2000 US Census demographic statistics show that Delaware’s towns and cities have higher racial and ethnic diversity, higher percentages of low-income seniors and higher percentages of single-parent families than unincorporated areas of the State and County. This is a result of the historic concentration of community services, older and less expensive housing, including multi-family housing, near-by shopping, and employment opportunities for unskilled or younger persons. Felton’s demographics reflect many of these elements.

Children's Issues: Felton has a higher percentage of children under age 19, a higher percentage of children living below the poverty level and a lower percentage of children graduating from high school than unincorporated areas within the State and the County.

Family Issues: In addition to children, Felton has a higher than average population of 19 to 44 year olds which are the prime child rearing years and require services geared toward families with children. Felton also has a high percentage of family units with single parent homes and more homes headed by a senior citizen than in the State or Kent County.

These issues have implications for childcare, schools, transportation, public safety, social services, building maintenance, parks, recreation and open space.

Senior Issues: Felton has a lower than average population of senior citizens, but those in Felton who are 65 and older are more likely to be living below the poverty level than elderly residents of the State or Kent County. This has implications for healthcare, emergency medical services, and maintenance of homes.

Housing Issues: Although most homes in Felton are in very good condition, the number of homes built before 1940 makes maintenance issues a very real concern. Seniors may have less ability and money to affect needed maintenance and repairs and are also most likely to be targets of construction scams. Also, single parent households may not have the time, skills or money to affect needed repairs, and low-income households may not have the necessary resources.

Felton has a significant percentage of rental housing which studies have shown tend to not be as well maintained as owner-occupied units.

2.8 Recommendations

Childcare – Although a small daycare exists near Felton, it would be of great benefit for one to be located within Town limits. The Town of Felton should be pro-active in attracting a daycare facility to the Town. This could be accomplished through creating a viable market through proper zoning regulations and possible tax incentives..

Schools – As the population of Felton increases so will the corresponding population of school age children, most likely requiring additional classroom space. The Lake Forest School District has stated that they will not expand the elementary school at the current location. The school district's plan would include an additional elementary school at a location central to Felton and Harrington to relieve congestion at the current elementary schools.

- The Town of Felton should continue to promote the role of the Lake Forest North Elementary School as a community education, recreation, and cultural resource possibly through combined initiatives such as "Safety Day" programs.

- The Town should also consider reserving an alternative site for a new larger school within the Town's Boundaries and work with district officials in their expansion programs for the area's schools.
- Felton has a low college attainment level, which could possibly be helped through a college assistance program. This program could be financial or simply instructional.

Social Services – Social services such as health care for children and transportation for seniors are of great importance because of Felton's high poverty rate among children and senior citizens. Although social services are provided by Kent County and the State of Delaware, the Town could provide contacts between the residents and the social providers.

- These contacts could be provided through the Town's newsletter, having information available at Town Hall and contacting agencies for families or persons in need.

Healthcare – There is currently one physician practicing in Town. However, additional medical practitioners and perhaps a dentist would be a welcome addition to the Town. This would provide a convenience to Town residents in general, but especially to the elderly. The possibility of obtaining local medical treatment would result in a reduction of travel difficulties for the elderly.

- The Town should encourage medical practitioners to investigate business opportunities in Town should the opportunity to do so ever present itself.

Housing – In Felton, where the majority of houses are older, home maintenance affects everyone, particularly senior citizens and single parent families. Some low cost ways that the Town of Felton could assist the residents are:

- By publicly recognizing well-maintained and newly fixed-up properties including landowners and tenants.
- Consider passing more stringent maintenance codes within the Town. Publish and distribute a brochure to all homeowners and tenants explaining the code requirements for maintenance and listing resources for help.
- Find grants or provide other financial assistance in situations where property owners are not able to make expensive renovations.
- Ask local Churches, Boy Scouts, Girls Scouts and other community groups to provide maintenance assistance to residents in need. Solicit donations from local contractors and others to supply goods for these repairs.
- Actively seek out, participate in, administer and coordinate Federal and State funding programs for housing rehabilitation. For example, the Delaware State Housing Authority's Housing Rehabilitation Loan Program provides a 3% loan, either conventional with a regular repayment schedule, or as a deferred loan with a lien registered on the property to be satisfied at the time of resale. There are also some non-profit agencies that provide a wide range of housing assistance and counseling programs including Interfaith Housing Delaware Inc., and Community Housing Inc.
- When updating the Felton Planning Code include favorable sections for the creation of retirement communities and townhouses to provide homes with less maintenance and cost issues.

CHAPTER 3. COMMUNITY SERVICES

3.1 Felton Police Department

3.2 Felton Community Fire Company & EMS

3.3 Schools

3.4 Trash Collection

3.5 Libraries

3.6 Museum

3.7 Felton Community Center

3.8 Community Clubs and Organizations

3.9 Summary of Issues and Recommendations

3.1 Felton Police Department

The Felton Police Department serves residents within the Town's Boundaries and consists of a Police Chief, four full-time officers, one part-time officer, and a part-time clerk. The officers and clerk report to the Chief who reports to the Town Manager. The Police Department is located in the same building as Felton Town Hall (See Map 3-Critical Facilities and Historic District). This location only houses offices for the Police Department; any processing of defendants takes place at the Harrington JP Court #3. The Felton Police Department provides 21-hour coverage daily. Most of the officers' time is spent responding to incidents in Town, patrolling within Town limits and conducting traffic control. Officers also participate in DUI patrols and State programs such as "Click it or Ticket" and the Aggressive Driving initiative.

The Felton Police Department also has Mutual Assistance Agreements with many surrounding towns including Camden, Wyoming, Milford, Harrington, and Frederica as well as the Delaware State Police, specifically Troop #6 in Camden.

Areas with a variety of uses and a diverse population such as the core areas of Felton along Main, Walnut, Church and High Streets tend to have fewer crime issues per property due to the high level of community activity and 'eyes on the street'. If remote parcels are developed before parcels adjacent to the Town, those isolated communities may not benefit from that same level of crime deterrence, and may create a greater strain on the police department. The high numbers of local children currently living in Felton and those projected in the future, if unoccupied or unsupervised, also have the potential to be a drain on police resources.

3.2 Felton Community Fire Company and EMS

The Felton Community Fire Company and EMS provide fire and ambulance services throughout the entire Felton zip code (19943), which stretches from just east of US Route 13 almost to the Maryland border. The Fire Company operates as an independent volunteer company, separately from the Town government structure. The Fire Hall is located on Main Street (see Map 3-Critical Facilities and Historic District). The Felton Community Fire Company and its Ladies Auxiliary provide not only emergency services but they function as an important social circle for Felton and the surrounding area.

Town Council adopted a Community Impact Fee in 2007. The \$1,200 fee is charged to the applicant's requesting a Certificate of Zoning Compliance for new residential or commercial buildings. The purpose of the fee is to help generate funds for the Fire Company to keep pace with the increasing size of their service area and also to generate funds for the Town for municipal building upkeep and improvements. The Fire Company receives \$900.00 and the Town receives \$300.00 from each fee charged.

The Fire Company, EMS and Ladies Auxiliary meet monthly, as well as for special occasions throughout the year. The local Boy Scout Troop is sponsored by the Fire

Company and meets at the Fire Hall. The Fire Hall is also commercially available for meetings and banquets for a fee.

3.3 Schools

The Town of Felton is located within the Lake Forest School District and is served by the Lake Forest North Elementary School, located in Felton, the W.T. Chipman Middle School, the Lake Forest Central Elementary School and the Lake Forest High School, all three which are located outside Town limits. The Lake Forest School District is administered by the Lake Forest Board of Education. Funds are provided through a school district tax, which is collected in conjunction with Kent County property taxes.

The Lake Forest North Elementary School is also available for meetings and is used as the local polling place during County, State and National Elections.

3.4 Trash Collection

The Town of Felton contracts with Independent Disposal Service for weekly trash collection throughout the Town. This contract is re-bid every three years and will be up for bid in June of 2009. Residents are billed for trash collection on a quarterly basis.

The Delaware Solid Waste Authority has recycling igloos located on Town lands near the stone depot. These igloos have collections for plastics, newspapers, corrugated cardboard, aluminum, tin, glass and batteries. Curbside recycling services are also available through Delaware Solid Waste Authority for an additional fee. One aspect of Livable Delaware is a mandate to reduce the amount of solid waste by 30%. This goal is one that Felton, as well as the entire State of Delaware, should try to achieve.

3.5 Library

Although the Town of Felton does not operate a library, the Kent County Bookmobile stops at the Felton Fire Hall every other week. The nearest library is in Harrington, but many people travel to Milford or Dover for the larger facilities.

3.6 Museum

The Felton Community Historical Society operates the Felton Community Museum located in the original Railroad Station located at 206 East Railroad Avenue. The Railroad Station is a central building in Felton's history since Felton is a "whistle stop" town and owes its start to the railroad (see Map 3-Critical Facilities and Historic District Map). The Town Council feels that the Historical Society is the best steward of this special part of Felton's heritage. The museum is open on the first Saturday of each month and for special occasions and tours.

3.7 Felton Community Center

The Felton Community Center is located at 14 N. Walnut Street and is used by non-profit groups such as the Felton Little League, the local VFW #6009, numerous Girl Scout Troops, and is a card & game club meeting place. The Community Center is also available for party rentals by individuals.

The Felton Community Center is the location of most of the “Felton Fridays” events which take place over the summer months.

3.8 Community Clubs and Organizations

The Felton Community Historical Society meets monthly at the Felton Community Museum to carry out their mission of *Preserving the Past for the Future*. Its members are active in preserving the Town’s cultural heritage and in educating the public about Felton’s past. The Felton Community Historical Society also operates the Felton Community Museum.

Felton also has a distinguished women’s group called the Avon Club. This group originated at the turn of the century as a Shakespeare Appreciation Society (the name is a shortened version of Stratford-On-Avon). The Avon Club is now primarily a social and charitable organization.

The Town of Felton is home to the Independent Order of Odd Fellows Lodge #30 and their sister group, The Rebekahs. The I.O.O.F. maintains a small memorial park on Main Street which they decorate each year for Christmas with lights and a small house with Santa to greet children. The I.O.O.F. is also a charitable group with their main focus on children’s college scholarships.

There are also two churches located in Felton, the Felton United Methodist Church on Main Street and the Rescue House of Prayer on Church Street (see Map 3-Critical Facilities and Historic District).

3.9 Summary of Issues & Recommendations

Police Department - As outlying parcels are annexed and developed, the patrol area will be greatly increased and the Town will need to evaluate its police resources in order to provide the same level of protection that residents have currently come to enjoy. The Town needs to determine at what point additional staff and equipment will become necessary and make arrangements to meet that need well.

- The Town should conduct a needs assessment of the Felton Police Department and its capacity to serve anticipated growth then create a projection of additional staff and equipment needed for future annexation and development.

- The Geographic Information System (GIS) data sets and maps which are part of this Plan should be shared with the Department to assist with planning efforts.

Fire & EMS Services – The Felton Community Fire Company currently has a large and active membership but in some parts of the State, volunteer services are starting to have problems finding members. As older members retire and more area is annexed and developed (increasing need), staffing the fire and ambulance service may become a critical issue within the Town.

- The Town should work with the Felton Community Fire Company to share information about future projects, annexations and development within the Felton area and assist in recruitment efforts.

Trash Collection – More effort could be made by the Town to comply with the Governor’s goal of 30% waste diversion. Although there are recycling igloos within Felton, residents may not be aware of them or the importance of recycling. In the past residents have been discouraged from recycling due to infrequent clearing of the bins.

- The Town should have more active communication with Delaware Solid Waste Authorities Recycling Department to reduce overfilling of the igloos and to track the amount that Felton recycles.
- The Town continues to pickup and dispose of yard refuse separately, which keeps down the amount of waste going to landfills.
- The Town could increase participation in the recycling program by educating the public about the availability of the recycling igloos and the ways that recycling benefits everyone. The Town mentions the availability and location of the recycling igloos in the newsletter. But, special recycling program at the North Elementary School might also help increase participation.

Libraries- The Town of Felton does not operate a library, but it can encourage the use of the Bookmobile and surrounding libraries, which could possibly increase the educational achievement of its residents.

- The Town regularly mentions the dates when the book mobile will be in Town in their newsletter. But, residents could also be made aware that they can request that books be sent from the Dover and Milford libraries to the Harrington library to reduce travel time. The instructions on using the Internet to access the catalogs of any library in Delaware could also be of use to residents.
- The Town could also sponsor a “Share-A-Book Day” where the Town would collect donations of new books to be distributed to children in Felton. The Town has instituted a “Lending Library” which is run out of the Town Hall. They also began giving books to children during Halloween trick-or-treat.

Community Clubs and Organizations – Most clubs and organizations in Felton would welcome new members The Town mentions these clubs and organizations in a flyer they distribute. This may eventually help the Town bring the clubs and the residents together.

- The Town could possibly produce a “Welcome to Felton” type booklet listing all the clubs and organizations for the benefit of new residents.

CHAPTER 4. RESOURCE PROTECTION

4.1 Community History and Character

4.2 Open Space and Recreation

4.3 Environmental Resources

4.4 Summary of Issues and Recommendations

4.1 Community History and Character

Many of the Town's residents were born and raised in or near Felton, or are long time residents, making Felton a small, quiet town where everybody knows everybody. Set in a rural area with few major employers, it is primarily a bedroom community. The 2000 US Census reports that approximately 20 percent of residents are retired, 384 people were in the labor force, with approximately 37 percent of persons working in the service sector and another 30 percent working within the public administration, retail trade and manufacturing sectors (see Table 11 and 12).

The historic core area of Town was listed as a National Register Historic District in 1987 and is detailed on Map 3 Critical Facilities and Historic District. Built between 1856 and 1940, this district is dominated by Victorian era homes and includes a commercial area just west of the railroad. Most of these homes are wood frame with wood or wood-style cladding and porches are common, although many have been enclosed to create additional interior rooms. A wide diversity of home sizes and values characterize the historic core of Town. The churches and community buildings (such as the post office and fire station) tend to be brick or stone. The Felton Railroad Station is individually listed on the National Register of Historic Places.

Felton has been blessed with considerable historic resources that contribute greatly to the character and aesthetics of the Town. With a few exceptions, the historic core of the community is in very good condition and does not raise redevelopment issues. However, a third of the existing housing stock is greater than 40 years old, and these buildings may have special maintenance needs. These are the buildings that give the Town its special character, but because they tend to be larger and more expensive to maintain, the Town may receive some requests to convert some of these stately homes to other uses. It will be important to handle these on a case-by-case basis and to work with the State Historic Preservation Office and the Kent County Historic Preservation Planner in determining the fate of these buildings. It is extremely important that these buildings be properly used and maintained so that none are lost as a result of neglect or development.

The Felton Zoning Code contains a Historic District as an overlay district that regulates uses within the historic area. When a proposal is made to construct or modify buildings on properties within the historic district the Town Council must approve all changes. These approvals are based on public necessity and preservation of the historic or architectural value of the property.

The historic core of Town has a pedestrian orientation both functionally and visually which makes the Town picturesque, easy, and safe for residents, including children, to get around. Many streets have sidewalks and are lined with large street trees. Driveways are narrow (8' to 12') with garages, when present, behind or to the rear of the house. There are few large parking lots to mar the view and create discomfort for pedestrians.

There are currently no highway-scale strip malls, large office buildings, or large expanses of parking (except for the firehouse) in the center of town and the existing commercial

buildings are all of a residential scale. There is an apartment complex just off of Route 13 adjacent to the Randall's Glen Subdivision; and there is approximately seven and a one half (7 ½) acres of commercial property available bordering Route 13 and bounded by the Hidden Pond Subdivision on the west, at the northeast corner of the Town. Local residents would like to see a supermarket or restaurant develop here.

Future annexations included under this plan are primarily residential, and will be an extension of the Town's bedroom community character, but as new construction will have the potential to change the Town's physical appearance and built environment. Particularly important are issues of proximity to town, connectivity to the existing street network, scale and design of the residential units, and overall layout of the developments. As Felton plans for the future, it will address both the historic character of the community and the implications of expected growth and development. The community's goals and planning policies, the Comprehensive Plan, and its Planning & Zoning Code will guide how the Town addresses these issues.

4.2 Open Space and Recreation

The Felton Little League operates and maintains 10 acres of baseball fields and active recreational open space, which are available to residents when Little League games or practices are not in session. These baseball fields are located at the Lake Forest North Elementary School on land owned by the Lake Forest School District. There is also a playground at this location, which is maintained by the school and available during non-school hours. The park is a successful collaboration between a non-profit organization and the school district that benefits the entire community.

Felton also has a tiny memorial park, which is owned by the Town and maintained by the International Order of Odd Fellows Lodge #30. This park is named the I.O.O.F. Memorial Park and contains a bench and a monument to all the men and women in the armed forces.

Most Felton residents pursue recreational activities at Killen's Pond State Park, which is approximately 5 miles southeast of Felton and the Norman G. Wilder Recreation Area northeast of Felton. The closest Senior Center is in Harrington although many residents travel to Dover to enjoy the facilities at the Dover Senior Center.

The Town currently includes 34 acres of playgrounds, parks and dedicated open space.

The current Planning & Zoning code requires new subdivisions to dedicate 25% of the land area to common open space, which ultimately is maintained by the developer or homeowner's association. This area includes both active open space such as trails, common-area lawns and playgrounds; and passive open space, such as undisturbed woodlands, wetlands and constructed features like storm water management ponds.

Felton also recognizes that additional recreational resources would benefit the senior population, by providing them with near-by opportunities to remain active and healthy.

One popular addition to consider would be walking trails. The survey portion of the current SCORP (Statewide Comprehensive Outdoor Recreation Plan) shows that 84% of Lake Forest School District residents anticipated walking or jogging within the next year and 61% would participate more in outdoor activities if there were facilities closer to their home.

4.3 Environmental Resources

In Delaware, most authority for environmental regulation rests with DNREC. Sediment and Erosion control and Stormwater Management has been delegated by the State to the three County Conservation Districts, and New Castle County has taken the lead in implementing other environmental regulations.

Felton's Zoning Ordinance currently has limited environmental protections for noise, air and light pollution. The Ordinance has no additional provisions for protection of environmental resources which are regulated by other agencies or are not currently regulated.

Wetlands are regulated by either the US Army Corp of Engineers or DNREC. Forested lands are not regulated by either the State or the County. Groundwater recharge areas are currently regulated only in New Castle County, however, DNREC is currently in the process of requiring all municipalities and both Kent and Sussex County to update their zoning ordinances with provisions for protection of excellent groundwater recharge areas. In addition, new regulations must be developed and implemented to provide wellhead protection around public water wells.

The Federal Emergency Management Agency (FEMA) oversees the national flood insurance program, floodplain delineation and flood elevation determinations. To participate in the insurance program, counties and municipalities must maintain ordinances that regulate development and construction within a floodplain. Felton has developed and adopted a floodplain ordinance and is a current member of the FEMA program.

As areas farther from the central core of Felton that have many environmental resources are annexed, these resources should be preserved, greatly enhancing the character of the Town. Areas where rainfall and snowmelt can readily recharge the groundwater, have been mapped by the Delaware Geological Survey (see Map 10, Conservation Areas). These areas should be protected with additional open space requirements or limitations on impervious surfaces.

The water quality of Delaware's streams and rivers has been impaired by over 100 years of human activity along their banks. Today, water quality is recovering slowly, but more work remains to be done. Section 303(d) of the Federal Clean Water Act (CWA) requires Delaware to develop a list of 303(d) water bodies for which existing pollution control activities are not sufficient to attain applicable water quality standards. Based on actual measurements of water quality and reasonable expectations of potential water uses

the State must develop Total Maximum Daily Loads (TMDLs) for pollutants of concern. A TMDL sets a limit on the amount of a pollutant that can be discharged into a water body such that water quality standards are met.

DNREC's Total Maximum Daily Load (TMDL) program has been designed to divide the State into major drainage basins and subdivide the basins into watersheds. Felton is within the Delaware River Basin and its Murderkill River Watershed. The TMDL program for each watershed is directed to address both point sources and non-point sources for specific pollutants of concern within the watershed. Excess nutrients of nitrogen and phosphorous are moving into the waterways from both point sources and non-point sources.

The Town has limited control over the major point sources of pollution, which are associated with wastewater treatment at the Kent County Frederica facility and Harrington's wastewater treatment plant. The TMDL regulations for the Murderkill Basin were promulgated in December 2001, and the Murderkill Tributary Action Team (a coalition of stakeholders within the watershed) is currently developing pollution control strategies. The Town of Felton will participate when feasible with the Action Team to develop and facilitate implementation of the strategies.

The Town of Felton understands that DNREC and Kent County continue to negotiate over the impacts the TMDL regulations have on the treatment capacity of the Kent County Wastewater Treatment Plant. The Town will follow any developments in regulatory restrictions at the plant concerning TMDL implementation.

As for non-point source nutrient issues, the Town understands that the TMDL regulations require reductions of non-point source nitrogen and phosphorus of 30% and 50%, respectively (DNREC, comment, PLUS review.) Most of the non-point source loads come from individual septic systems and fertilizer runoff and groundwater recharge of water enriched in nutrients by fertilizer applications that exceed plant uptake.

The Town of Felton will consider use of Best Management Practices (BMPs) that reduce these nutrient loads as part of revisions to subdivision and zoning regulations. Examples of BMPs include stream buffers, wetland preservation and forest protection and possible limitations on the use of fertilizers.

The Town's Future Land Use Plan also shows the maintenance of larger wooded lots within the Town. Local individuals and groups have assisted in enhancing the green environment through donation of small parcels of open space, or Arbor Day or other tree-planting ceremonies. During the Bicentennial, the Felton Historical Society planted 76 Cherry Trees as part of the celebration. The Town will consider adding protections and/or restrictions through a tree ordinance as part of the next code revision.

4.4 Summary of Issues and Recommendations

Community History and Character – The Town of Felton will continue to strive to keep its small town character by working hard to preserve the buildings in the historic district while also managing the expansion and development of the annexation area.

- The Town should make owners of buildings contributing to the Felton National Register Historic District aware that they are eligible for State, County and federal tax credits for rehabilitating their homes or businesses. The Town can then help those residents receive applications and information regarding tax credits through the State Historic Preservation Office.
- The Town will look for redevelopment opportunities to maintain the built environment. Redevelopment should be consistent with the goal and objectives of the Town's Land Use Plan. Changes to less-intensive land use with reduced impervious surface should be considered positively because this reduces stormwater runoff and increases groundwater recharge. Some small commercial properties on US Route 13 may be of interest for redevelopment. Changes to land use on the highway should be consistent with DelDOT's Corridor Capacity Preservation Program.
- The Planning & Zoning Commission, the Town's engineers as well as Town Council should carefully review any proposed subdivision designs to ensure that new development is consistent and compatible with the existing community.
- As appropriate, the Town should consult with the Office of State Planning Coordination regarding the community design initiatives being undertaken through the Livable Delaware program.

Open Space and Recreation - The Town of Felton would like to increase recreational activities available, particularly for children and seniors.

- The Town may decide to survey Felton residents about their recreation preferences. This would give a more specific idea about what is needed in Felton and will provide the Town Council with solid groundwork for making decisions.
- The Town should review current lands, newly annexed lands and planned annexation areas for potential local parks and recreation sites.
- The Town should determine the maintenance issues and costs for potential new local parks. Arrangements for maintenance could come from the Town's maintenance department or through the residents themselves in the form of individuals or groups.
- Future parks should be accessible to all the Town's residents, and where possible, near other parks to provide corridors for recreation. When planning new local parks an effort should be made to include both active recreation such as walking trails and passive recreation such as benches for bird watching. Efforts should be made to preserve some of the Town's natural and aesthetic resources.
- The Town is currently in the process of updating the Planning and Zoning Ordinance and during this process the Town will review the Kent County Planning Ordinances regarding usable open space.

Environmental – The Town of Felton includes provisions in the current Zoning Ordinance for environmental concerns. The Ordinance's Performance Standards include

restrictions or prohibitions on: air pollution such as smoke, odors, flyash and dust; noise pollution, light pollution; and waste disposal, including specifically prohibiting discharging wastes into the drainage system, sanitary system, individual septic systems, on to the ground, or into streams or other water bodies, except in accordance with the Department of Health and Social Services, DNREC or other regulatory agencies. The revised Planning and Zoning Ordinance will also include environmental protection standards.

As the Town increases in size and population these regulations will become increasingly important. In addition, new laws have been passed which call upon Felton to increase its level of environmental control.

- The revised Planning and Zoning Ordinance will incorporate components to more specifically preserve open spaces for recreation, property protection and natural resource protection, through adequate controls over development in floodplains, and important natural habitats.
- The Town will develop regulations to protect wellheads, based on DNREC guidelines published in the Source Water Assessment developed by DNREC.
- The Town will also develop a Groundwater Recharge Area protection regulation by working through the Planning and Zoning Committee. DNREC will be consulted in order to maintain as much of the excellent recharge area as possible. The regulations implemented by New Castle County serve as an overlay of additional regulation for any zoning classification and they have been suggested as a model. These regulations encourage conservation design and BMPs for many types of development. In addition to reducing the nature of impervious surfaces, such as large parking lots, these practices can also reduce runoff and minimize pollution in support of the Murderkill TMDL goals.
- During the Planning and Zoning Ordinance revision process, the Town will consider allowing cluster-type development, such as townhouses, on newly developing lands in water resource protection areas to maximize land preserved as open space.
- Future growth and development can be planned to enhance rather than depreciate natural amenities. Subdivision plans, such as the Hidden Pond subdivision, can provide conservation of streambeds and wooded areas and integrate active and passive open space.
- The Town should participate in the TMDL Murderkill Tributary Action Team formed by DNREC to help develop a plan to achieve the needed non-point source load reductions of nitrogen and phosphorus in this watershed.

CHAPTER 5. INFRASTRUCTURE

5.1 Felton Water System

5.2 Wastewater System

5.3 Stormwater System

5.4 Transportation

5.5 Summary of Issues and Recommendations

5.1 Felton Water System

The Felton Water Department provides water to residents and businesses via two wells, Well 4, which currently produces most of the Town's water, and Well 3, which is permitted as a back-up. Well 2 is not permitted for water production but is permitted as part of the Town's system as an emergency well. Well 1 was abandoned in accordance with DNREC regulations. Wells 2, 3 and 4 pump water from aquifers that lie deep enough below the ground surface to be naturally protected from shallow pollution from fuel tanks and infiltrating nutrients. DNREC is in the process of evaluating the source waters for many municipal systems, but their first priority has been to complete the study of vulnerable, shallow groundwater sources. For deep wells, such as those utilized by Felton, DNREC recommends a 150-foot radius surrounding each well as a "wellhead protection area."

The amount of water a supply system produces is regulated by DNREC through Water Allocation Permits. The permits are issued with 30-year expiration dates, with reviews every 5 years during the permit period. The current water allocation for Felton, for both Well 3 and Well 4 is 236,800 gallons per day (gpd) and 43,216,000 gallons per year. The permit allows the Town to draw a maximum of 236,800 gpd, total, regardless of which well is being used. The Town currently draws and distributes approximately 100,000 gpd.

Wells 3 and 4 each have the capacity to draw water at a rate of approximately 300 gallons per minute (gpm). This equates to each well being able to draw approximately 430,000 gpd, with continuous operation over 24 hours. Although 24 hours of continuous operation is not recommended, the Town has the capability to meet its water production needs for the foreseeable future.

The Felton water system was upgraded in 1999 with a 200,000-gallon elevated water tank, and with the addition of a 580-foot deep water well (Well 4) which is now the main well. The project also included water main upgrades from 4-inch to 6-inch diameter and completion of water main loops. Together the improvements provided additional water production capacity, water storage, better fire hydrant performance, increased water pressure, and improved water quality.

These improvements were made possible with a \$300,000 low interest loan from the USDA, which was later converted to a Drinking Water Revolving Loan from the Delaware Office of Drinking Water (Division of Public Health) at a lower interest percentage. This loan is still being paid through a debt service fee collected in connection with the quarterly water billing.

The main well, Well 4, provides water that is free of iron, which had caused considerable problems in the past. Although this well greatly improved Felton's water system, the aquifer provides water with naturally-occurring arsenic. The arsenic concentration averages 22 parts per billion (ppb), which was in compliance with the maximum

contaminant level (MCL) for arsenic in effect prior to 2006, (50 ppb). However, in January, 2006 the arsenic MCL permitted by the State was reduced to 10 ppb.

The United States Environmental Protection Agency (EPA) sponsored a program designed to evaluate the effectiveness of various treatment technologies at removing trace amounts of arsenic. Specifically, the program was targeting the evaluation of treatment systems that could be incorporated by small scale water providers, such as the Town of Felton. The EPA program was administered in two phases. 12 sites were selected for participation in Phase I and 30 additional sites were selected for participation in Phase II. Felton was selected in 2004 as a Phase II site.

The EPA's contribution to the program was to provide the treatment system and the participating sites were required to provide a suitable space to house and protect the treatment system, along with any necessary alterations to the existing water distribution system. As a result, the Town applied for and received a \$300,000, 40 year, low interest loan from the USDA/Rural Development to fund the construction of a building and infrastructure to support the arsenic treatment system. The Town has incorporated the debit service for this loan into the quarterly water bills of all water users.

The building was completed and the treatment system was installed and operational in October 2006. Although the treatment system was not operational until after the reduction in the arsenic MCL, the EPA and the State were both aware of the difficulties the Town encountered during the construction process. The EPA collected sample data for treatment evaluation from October 2006 through November 2007. The treatment system has been successful in reducing the arsenic concentration below the current MCL. The EPA has since transferred ownership of the treatment system to the Town of Felton.

The entire water system, including the treatment facility mentioned above, is operated and maintained by the Town. The Town employs one full-time, certified water plant operator and a part-time staff person. Together, these two people take care of both the water system and local street maintenance.

The water system serves residential and commercial customers within the Town as well as providing water service to property owners outside the Town's limits, including the Lake Forest school complex on Killens Pond Road. The schools were connected to the system in 2001. Felton holds a Certificate of Public Convenience and Necessity (CPCN) which is up-to-date for the current Town boundary and all service connections outside of the Town limits, including the school complex to the southeast of Town, on Killens Pond Road. The Town has also received approval to include the recently annexed properties which are the proposed sites of the Berkshire and Landings at Felton subdivisions, in their current CPCN area. The general area of the Town's CPCN is provided on Map 9, along with other water-related areas of concern.

The Town of Felton meters water demand at the water wells, as well as at individual service connections. Individual water service meters provide the Town with the ability to bill for water based on usage, and to estimate how much water falls into the category of

non-consumptive use, such as water used during fire fighting, line maintenance (flushing) or lost through leaks, by subtracting the metered volume from the pumped volume.

Tidewater Utilities, Inc., (TUI) holds a CPCN on county lands northeast of Felton but does not operate a water treatment plant or water distribution system in the Felton area at this time. During the annexation of the Ludlow property (later Hidden Pond subdivision), the Town and TUI entered into an agreement that transferred TUI's CPCN rights to Felton for Ludlow property parcels that annexed into the Town. In exchange, the Town agreed to provide, upon request, bulk water sales to Tidewater (if requested) of up to 100,000 gpd and allow TUI the right of first refusal, if the Town ever seeks to contract out water operations. See Map 9 - CPCN Territories.

Water System Capacity – Felton has recently increased its Water Impact Fee, which is paid by new water service customers. These fees are maintained in an enterprise-type account for future system improvements. Payment for the expansion of the system to and throughout new subdivisions or developments is the responsibility of the developer(s).

The Town recently filed an application with DNREC and the Delaware River Basin Commission (DRBC) for an increase in their water allocation permits for Wells 3 and 4. The increase was approved and the current water allocation permits allow the withdrawal of 236,800 gallons per day (gpd) and 43,216,000 gallons per year. The Town is currently withdrawing approximately 42% of its allocation, or 100,000 gpd. A commonly used measure of water use is the Equivalent Dwelling Unit or EDU. An EDU is approximated as an average usage of 225 gpd.(1 EDU = 225 gpd). The Town's current allocation includes enough water to serve an additional 608 EDU's. No additional wells are needed to meet the new allocation because Wells.3 and 4 each have the capability to produce a maximum of 430,000 gpd

The Town is currently planning for additional water production needs. The Town is in the process of formulating an agreement with a subdivision being proposed adjacent to Lake Forest High School on Killens Pond Road. The developer of the subdivision, which is being referred to as Spartan Village, is proposing 268 units and is requesting water service from the Town. The Town is agreeable to providing water service if the developer will provide a suitable location for a future well and a treatment facility on the site. As development continues, the Town will continue to accrue water impact fees. As the total money generated by these fees grows, the Town will monitor the increased number of water users. When an additional well and/or a water tower become necessary, these items will be funded by impact fee-generated funds.

Water system life-of-service is 50 to 60 years; therefore serious thought is given to any request for service expansion. The Town of Felton's current system, including the water main which runs south and west to the Lake Forest High School, is suitable for systematic expansion, when the need arises.

5.2 Wastewater System

Kent County has provided sanitary sewer service to Felton since 1977. The Town is served through the Felton Sanitary Sewer District, Pump Station 21, and the Kent County Wastewater Treatment Facility at Frederica.

Wastewater System Capacity - The sewer district includes Felton, the surrounding County lands, including the Felton long range planning area and the Lake Forest school complex on Killens Pond Road. The district was designed to handle 1.1 million gpd, and currently uses about 10 percent of its capacity or 117,000 gpd. For wastewater design, an EDU is considered to be a peak flow of 250 gpd. The County's current wastewater collection and conveyance system can serve another 3,275 EDUs under peak use situations.

As new properties are developed, the Kent County Department of Public Works evaluates the wastewater demand that will be created and assures that system upgrades are incorporated into the development scheme. The costs of extending sanitary sewer to new developments, including collection systems and pump stations if necessary, are borne by the developer. In addition, the developer pays impact fees to the County for new service.

Development through out the Felton planning area (see Map 2 Planning Area) is within the County's Growth overlay zone. The Kent County Wastewater system can support the possible annexations, and potential development beyond the Town in the "area of concern."

5.3 Stormwater System

The Town of Felton has made great strides in stormwater management during the last two decades by installing piping in, and covering most of the open ditches in Felton and clearing the remaining ditches. Despite this advancement Felton is still plagued by drainage problems particularly along the northwest border of Town. Similar to other communities of Felton's size and age, the historic town core area currently has a limited stormwater management system. This has the potential to cause serious harm to the Town's environmental resources since rainwater and pollutants are free to enter streams and wetlands via street runoff and a series of ditches.

New development is regulated by the Kent Conservation District, to provide sediment and erosion control during construction and long-term stormwater management. Both stormwater flow quantity and water quality management are addressed through the Conservation District plan review and permitting process, and most new developments utilize retention/detention stormwater ponds to comply with the regulations.

If at some point the Town grows to the extent that one of the State maintained roads needs to be widened or otherwise upgraded, the State will be required to upgrade the stormwater management system in that corridor. The Town is confident that any necessary changes will take the Town's historic character into account. DeIDOT is

required to review the impact and propose mitigation before proceeding with final project approval.

5.4 Transportation

A well-functioning system of roads, streets, sidewalks, bike paths, and transit services is essential to serve present and future development of the Town and the region. Currently, the Delaware Department of Transportation (DelDOT) maintains State Route 12 (Main Street), Walnut, Lombard, and Church Streets. The Town of Felton is responsible for maintenance, sweeping, and snow removal on the remaining municipal streets. The Town's Public Works Department carries out snow removal and residents are responsible for snow removal on sidewalks. In the event of a heavy snowfall, the Town may hire an outside contractor.

Public safety and the welcoming feel of walkable neighborhoods have been continuing priorities for Felton. The Town has successfully completed its network of sidewalks within the older portions of the Town using a number of grants. The Town's subdivision ordinance requires new developments to provide sidewalks. As previously stated, the Town has one full-time and one part-time staff persons to take care of both the water system and local street maintenance. Generally, Town staff takes care of small repairs and issues, while larger issues are contracted out as needed.

As stated in Chapter 4: Section 4.1 - "Community History and Character", the Town of Felton currently has a welcoming, pedestrian orientation. It is very important that new development maintain this feeling, and where safe and feasible, extend and connect to the Town's existing street and sidewalk system. Through sidewalk interconnections, walking can be maximized; therefore, minimizing vehicular traffic through Town. By providing street connections drivers can avoid traversing the main roadways to get to local destinations such as the post office. In this way the Town may further provide a multi-modal transportation system that develops in a logical manner, promotes the safest and simplest movement of goods and people, and supports non-vehicular as well as vehicular modes of transportation.

Expanding the pedestrian network from the traditional "city block" center of the Town to newer developments with required open space and winding roadways may be possible through a pedestrian network which leaves the roadside and utilizes easements and parks.

A DART First State shuttle is available through the Welfare to Work program between Harrington and Dover where it connects to the Dover transit system. This shuttle makes one morning and one evening stop at Felton near the intersection of State Route 12 and US Route 13. The shuttle is free and available to anyone, but there is a fee to ride the Dover system. Paratransit service is available by appointment to eligible seniors, people with physical challenges, and kidney dialysis patients. Additional transportation options are available to residents on public assistance through the Delaware Division of Social Services. These services are important to residents of the Town which were identified by

2000 US Census as: senior citizens (14.5%) disabled residents (19.9%), and those households that do not have a vehicle available (6.3%).

Most residents of Felton commute to Dover or the Dover Air Force Base for employment and to Dover, Harrington or Milford for medical care and shopping. Of Felton's employed population, 14.8% car pool, walk to work, or work at home and 6.3% of Felton households do not have a vehicle available to them. As Felton's population increases so will the transportation issues. As it has under the Corridor Capacity Preservation Program, Felton will look for ways to work with DeIDOT to find transportation solutions that put less stress on the roadways and the environment than the current use of individual automobiles.

US Route 13 is of primary concern to the Town of Felton and DeIDOT. A number of years ago the US Route 13 and State Route 12 intersection was considered to be dangerous, as evidenced by three fatal accidents that occurred over a two-year period. To make a safer intersection, police patrols were stepped up at this location and along the Route 13 area within the Town's limits. Although it has gained Felton a reputation as being a 'speed trap', accidents have been reduced and there have been no further fatalities at this location. DeIDOT plans for future upgrades of this intersection should significantly reduce the potential for accidents at this location.

US Route 13 in Felton is currently part of the State's Corridor Capacity Preservation Program. This program designates areas along the US Route 13 corridor that are slated for preservation through access controls. DeIDOT works with each municipality along the corridor to develop a plan that allows for the preservation of road capacity as well as growth for the Town. DeIDOT met with the Town of Felton in 2000-2001. Except for the access points agreed upon through this process, DeIDOT prefers that any new development take its access from the local road network rather than directly from Route 13. In locations where access from another road is not possible, the State will seek to consolidate access points using shared driveways and cross-access agreements.

The Delmarva Secondary Line of the Norfolk Southern Railroad bisects the Town at an at-grade intersection. This rail line provides freight rail service to the entire Delmarva Peninsula. Approximately four to eight freight trains travel to or through Felton each day, primarily hauling grain, stone, coal and other agricultural products. Felton's largest industrial business, Pennsy Supply, has a siding where stone and gravel products are regularly unloaded and then shipped out by truck throughout Delaware.

In June 2002 the State House of Representatives passed a resolution requesting that a study be completed to determine the feasibility of providing passenger rail service from Wilmington to the Delaware beaches. If this service were to become a reality in the somewhat distant future, it is likely to pass through the Town of Felton, thereby increasing the number of trains traveling through the Town. Although it is unlikely that Felton would be chosen as a boarding location due to its small population, transportation by rail to Dover, Wilmington and the beaches would certainly be a great asset to the Town.

5.5 Summary of Issues and Recommendations

Water System - The Town has expanded and upgraded its water capacity in order to be able to grow. The Town has a water allocation permit with excess capacity to serve approximately 608 additional connections. The Town's water supply is in compliance with all current regulations, including the recently reduced MCL for arsenic as a result of the new water treatment system. The Town has increased its water impact fee to a more realistic level so that when new water production and storage infrastructure are required they will have the necessary funds available. The Town is in active negotiations for potential sites for the location of these facilities.

- The Town will continue to evaluate future growth to assure that water quality and fire flows are maintained as the system expands.

Sewer System - If the sewer district were to use up all of its capacity, the limiting factor to expansion would be Total Maximum Daily Load (TMDL) from DNREC. Any increase would likely be tied to a different processing/recycling method such as spray irrigation. Fortunately, this is not likely to occur during this planning period or for some time to come.

Stormwater System - Stormwater management will continue to be an item that the Town will need to give careful consideration to as it expands.

- The Town will make every effort to work closely with Kent Conservation District in attempting to evaluate current and future needs of the Murderkill River Watershed.
- The Town will continue to seek funding sources to upgrade and improve its stormwater drainage system.

Transportation – It is important for Felton to balance its desire to remain a community with a small town atmosphere, and the need for future growth which will keep the Town a vibrant part of the State of Delaware.

- The Town would like to consider, in addition to street sidewalks, a system of pedestrian paths that need not follow roadways but would meander through the Town connecting parks, public buildings and business areas to parking lots and residential areas.
- The Town will support the Corridor Capacity Preservation Plan through its site plan review process.
- The Town will encourage the State to continue and expand transit options to connect Felton to points of employment and important services for its senior and disadvantaged residents.

CHAPTER 6. LAND USE PLANNING

6.1 Strategies for State Policies and Spending

6.1a State Investment Strategies Map

6.2 Land Use in Felton

6.2a Goals and Objectives

6.2b Planning and Regulation Process

6.3 Growth and Annexation

6.3a The Role of the Town Council

6.3b Annexation Strategy

6.3c Sprawl Avoidance Strategies

6.4 Felton's Land Use Plan

6.4a Study Area

6.4b Annexation Area

6.4c Administrative Responsibilities

6.5 Implementation Strategies

6.5a Coordination

6.5b Next Steps

6.1 Strategies for State Policies and Spending

With the formation of the Governor's Cabinet Committee on State Planning Issues, the State of Delaware has adopted an active role in land use planning issues in recent years. The current State Policies for coordinating spending are described in the document *Managing Growth in 21st Century Delaware: Strategies for State Policies and Spending*. The Cabinet Committee on State Planning Issues adopted this strategy document on December 23, 1999 after an extensive process of public consultation with citizens and municipal leaders. The strategies are predicated on the fact that, while local governments exercise control over land use decisions in their own jurisdictions, state investment and policy decisions can influence land use and the pattern and pace of growth. The strategies were created as a tool to help manage new growth in Delaware while revitalizing existing towns and cities and protecting the State's environment and unique quality of life.

In July 2004, the Governor's Cabinet Committee on State Planning Issues adopted updated Strategy Goals and map delineations in the document *Delaware Strategies for State Policies and Spending, 5 Year Update, July 2004*, after an extensive process of public consultation with citizens and municipal leaders. The strategies are predicated on the fact that, while local governments exercise control over land use decisions in their own jurisdictions, state investment and policy decisions can influence land use and the pattern and pace of growth. The Strategy Level Maps are not Land Use Maps per se, however, the strategies were created as a tool to help manage new growth in Delaware while revitalizing existing towns and cities and protecting the state's environment and unique quality of life.

In March 2001, Governor Ruth Ann Minner announced the "Livable Delaware" agenda to address sprawl, congestion and other growth issues through legislation and policy changes that will direct growth to areas where the state, counties and local governments have planned for it to occur. It builds on the significant foundation laid by the 1999 legislation "Shaping Delaware's Future Strategies for State Policies and Spending".

The agenda includes an Executive Order directing State agencies to begin implementing the 1999 Strategies through implementation plans that outline program, policy, budgetary and legislative changes. A new Advisory Council on Planning Coordination, that includes representatives of county and local governments and others with a stake in growth and land-use issues, will examine such concepts as developing a graduated impact fee structure, developing annexation standards, and approving and monitoring "Livability Indicators" to measure intergovernmental progress toward curbing sprawl. Other actions will look at encouraging the redevelopment of brownfields, establishing a transfer of development rights program, and facilitating dispute resolution among levels of government.

One of the core principles guiding Livable Delaware is to direct development to occur in and adjacent to existing towns and developed areas. The State generated maps depicting areas adjacent to developed areas where new growth should be focused. Three areas

were designated by the State for future growth: “community”, “developing areas” and “secondary developing areas”.

The strategy maps designate part of Felton as a “Community Area.” “Community Areas” receive the highest priority for State investment and spending in infrastructure and public facilities. As such, the State should be supportive of additional development within Felton’s Boundaries.

”Developing Area” designation is adjacent to the “Community Area” and more rural areas. State investments and policies will be targeted to accommodate existing development and promote orderly growth. Within a “Developing Area,” State investments should link development plans to available infrastructure, encourage interconnections between developments, promote a variety of housing types and protect natural resources. “Developing Area” is where development is intended to occur and will be supported at some time with State investment.

The State Strategies maps depict a larger area beyond the Town as a “Secondary Developing Area.” The outline shown on Map 2 is very similar to the Kent County Growth zone, which was modified under the County’s Comprehensive Plan Update. Thus, the Secondary Developing Area is designated for growth by the County plan, but not included in the State’s developing areas -- the State will promote efficient, orderly development and the coordinated phasing of infrastructure investment, consistent with the extent and timing of future growth, and within the limitations of State financial resources.

6.1a Current State Investment Strategies in the Felton Area

The State Strategies Map (Map 6) designates the Town of Felton and much of its 2003 Planning Area as locations where various levels of State spending can be available to support future growth. The State should be supportive of additional development within the growth areas within the Felton planning area.

The area to the southwest of the Beaverdam Branch of the Murderkill River has been successfully included in agricultural preservation and also includes significant sensitive floodplain and wetlands areas. These areas are now designated “Out of Play.” The Town of Felton has not changed its position on protection of groundwater recharge and quality, and sensible regulation of construction in flood-prone areas. The Town’s Planning Area has been amended to remove these “Out of Play” areas from future development consideration.

Two parcels located north of Reeves Road and west of US Route 13, are included on Map 7, the Annexation Area and Land Use Plan for Felton. Also recognized in the land use plan are properties being served by Felton water service along the US Route 13 and north of Killens Pond Road. An adjacent farm on Killens Pond Road, is contracting for water service from the Town. These lands are not currently in the Town boundaries, but

are included in the Town's long range planning area. The State has designated these properties with strategy levels 3 and 4.

The large agricultural tracts on the west side of the highway are under consideration for development in the County, and the Town has included them to provide for a potential local planning area with extension of the US Route 13 Corridor Capacity Preservation Program and centralized circulation plan from Reeves Crossing Road north into Felton through, ideally, a boulevard road network that integrates bike and pedestrian ways.

To summarize, the State Investment Strategies seek to limit sprawl by supporting and encouraging the growth and redevelopment of communities like Felton. New growth outside of existing town centers should be located adjacent to existing infrastructure and services. Development activity within Felton's amended Growth and Annexation Plan should be encouraged by the State.

6.2 Land Use in Felton

6.2a Goals and Objectives

Although the following goals and objectives were updated, goals and objectives developed during development of the 1999 Felton Comprehensive Plan update and are still relevant today:

Goals

1. To create a desirable and healthful environment in which to live and work, for both children and adults.
2. To provide a coordinated land use pattern this would establish individual uses by neighborhood district or area. Such a pattern would prevent the indiscriminate mixture of land uses in the same area, and would protect existing property values.
3. To preserve the quiet atmosphere that presently characterizes the Town.
4. To preserve historical and agricultural lands, while directing new development to more appropriate areas.
5. To take measures to preserve and improve the present quality of housing in Felton and to prevent the emergence of blighted areas in the future.
6. To provide adequate community facilities, public utilities, and public safety services to meet present and future needs.
7. To encourage citizen participation on the preparation and adoption of the Felton Comprehensive Development plan.

Primary Objectives

1. To improve and preserve the present water, sewer, and street system to serve the present and anticipated future population.
2. To continue to provide adequate fire and police protection to all areas of the Town.

3. To review the present codes, and ordinances and to amend each one as necessary. Also to adopt any new codes or ordinances that might be needed to implement the Comprehensive Development Plan.
4. To review and update the current Planning and Zoning Code and improve the administration of the Zoning Code.

6.2b Planning and Regulation Process

The Town reviews construction requests and issues a Compliance Letter attesting that all applicable portions of the Felton Planning and Zoning Code are met. The applicant then takes the Compliance Letter to the Kent County Department of Permitting and Inspections to receive the building permit. This Kent County department also does all building related inspections on the property.

The Town of Felton is governed by a five-person council, which is elected by the residents. The council members elect a mayor and officers from among themselves. The Town Council serves a two-year term with alternating members being up for election each year.

The Planning & Zoning Commission is made up of from 5 to 7 residents who are appointed by the Town Council for three-year terms. This committee has first review of all development plan submissions, zoning compliance applications and conditional uses, and then makes their recommendations to the Town Council. The Town also contracts with the engineering firm of Davis, Bowen & Friedel for plan reviews and water, wastewater and drainage engineering services.

Variations from Felton's Zoning Ordinance are decided by the Felton Board of Adjustment, which consists of from 3 to 5 residents who are appointed by the Town Council to serve three-year terms. Decisions by the Board of Adjustment may be appealed to the Superior Court of Delaware.

The Felton Zoning Ordinance was last updated in August 1996. However, the Town has drafted a revised ordinance and it is currently in the review process.

6.3 Growth and Annexation

6.3a The Role of the Town Council

This Section is meant to serve as a set of guidelines for the Town when faced with development in surrounding areas. Specifically, the recommendations may prove useful in the following circumstances:

- When a development or rezoning is proposed in Kent County's jurisdiction, these recommendations may allow the Town to make informed comments through the County's land use review process.

- These recommendations may assist the Town in preparing plans for utility services in the adjacent areas, and they may also be useful when negotiating with developers in these areas.
- If annexation is proposed, these recommendations will be available to guide the Town in terms of the types of land uses and scale of development that would be appropriate in various areas.

6.3b Annexation Strategy

The Town encourages annexation of lands adjacent to the existing boundaries as it will allow the Town to have a role in the review and approval of development proposals and to formalize service arrangements within those properties. However, the Town takes into consideration the planned development for the requested annexation and examines whether or not the development is in the best interest of the existing community. The Town also realizes that annexation should proceed in a deliberate and rational manner as there are many inherent problems in growing too quickly. Therefore the section below will serve as a base to use when deciding on annexation and or development plans.

- Each annexation request will be evaluated by the Town to determine the project's benefits and its impacts on town services. The evaluation of these annexation proposals may include:
 - The potential benefit to the Town in terms of tax revenue, jobs, services, or facilities to be provided.
 - The desirability of controlling the type and style of development prior to annexation in order to recognize issues that may need to be addressed in the annexation agreement.
 - The impact of the development on Town services and utilities. Impacts that will need to be reviewed should include sewer and water capacities, fire service, police service, administrative costs, as well as other criteria to be defined by the Town Council, identified in future updates to the Comprehensive Plan or recognized by special study.
 - The property's location within the State Investment Strategies Map:
 - The entire area outlined as the Planning Area is included within the State's current Developing Area and Secondary Developing Areas, as well as within the County Growth overlay. The map outlines of these classifications may be modified in the future, however, and the Town should confirm new annexations can be considered favorably. The State has defined these areas for growth in the near term future or in the intermediate term and will be most likely to commit to infrastructure improvements in the area.

- For the area North of the Town limits, each annexation request will be evaluated by the Town to determine the project's benefits and impacts on town services, including review of the following issues:
- Annexation of the vineyard and winery included in this Plan will serve to assist in agri-business development and provide a tourism destination that can lead visitors to the historic center of Felton. This vineyard and winery are currently enrolled in an Agricultural Preservation District (APD) until October 2015. Annexation would only be considered if the owners choose to remove this parcel from the APD after October 2015.
 - Development is imminent in the intervening properties as growth in the County continues and is strongly directed to occur within the County Growth zone.
 - The annexation area on the west side of US Route 13, rather than on the east of the highway, provides a cost effective expansion from Felton for sewer and water. Also, Tidewater Utility Inc. is unable to provide water service to these properties at this time. (The Memorandum of Understanding remains in effect between Felton and Tidewater regarding Felton's ability to adopt portions of the Tidewater service area through annexation.)
 - The property's location within the State Investment Strategies:
 - The north side of the annexation area is within the Level 2 strategy area, the Kent County growth zone and receiving area for transferred development rights. The State Investment Strategies classifications may be modified in the future, however, and the Town should confirm that new annexations can be considered favorably. The State has defined these areas for growth in the near term future or in the intermediate term and will be most likely to commit to infrastructure improvements in the area.
- For the area south of the existing Town limits, each annexation request will be evaluated by the Town to determine the project's benefits and impacts on Town services, including review of the following issues:
- Annexation of the properties to the south of Town will serve to assist in smart growth implementation through an interconnected circulation plan, potential expansion of the CCPP and environmental protections through options such as cluster designs.
 - The McGinnis property is currently in an Agricultural Easement until February 2030 with the possibility of being extended if the property owner does not request for termination of the easement. The parcel will only be considered for annexation if the parcel is terminated from the agricultural program.
 - Development is probable in the area as growth in western Kent County continues, both within and beyond the growth zone.
 - The location of the annexation area on the west side of US Route 13 provides cost effective expansion from Felton for sewer and water.
 - The property's location within the State Investment Strategies:
 - The south portion of the annexation amendment area is within the Level 2, 3 and 4 strategy areas, and is largely within the Kent County growth zone and

receiving area for transferred development. The map outlines of these will be modified through the process of a Memorandum of Understanding with the County on TDRs and through the County's update to its Comprehensive Plan.

6.3c Sprawl Avoidance Strategies

The Town of Felton values the Livable Delaware goal that new municipal growth should be balanced with the protection of farmland and open space, and "suburban sprawl" should be avoided. The Town sees Suburban Sprawl as a number of perceived issues resulting from development, ranging from traffic congestion to the loss of open space. For the purposes of this plan, we use the term "sprawl" in reference to discontinuous development that occurs away from currently developed lands in and around the existing Town. Sprawl has numerous negative consequences and potential impacts on the services we offer. These impacts may include:

- Traffic can be increased due to longer travel distances. Pedestrian and bicycle travel between developed areas may not be convenient or safe, making it necessary to travel to and from the newly developed area by car.
- The cost of providing utility services can be increased because of the greater distance from the established urban area and the potential need for force mains, pumping stations and the like. Maintenance costs to the Town also increase due to the additional equipment and lines to service and maintain.
- Similarly, the cost of providing other town services can be increased due to additional travel time for police and other maintenance staff.
- Development occurring between town centers encroaches on productive farmland by segmenting fields and increases farm operating costs. This reduces the incentive to continue farming.

The following are some specific policies Felton Town Council will consider when they review development proposals or requests for water service in areas adjacent to the Town:

- Property owners who wish services should pay for the extension of those services. This will encourage property that is adjacent to the current Town boundaries to develop first.
- Water service should be extended when it supports development that is consistent with the Town's Land Use Plan, and provides a net benefit to the Town. Water infrastructure should be extended only when financial commitment from the developer and/or the Town has been obtained.
- Requests for service outside of the Town should be fully evaluated to include the benefits to the Town and County, consistency with the County growth plan and long term operations and maintenance costs to the Town.

The Town reiterates its commitment to smart growth design and has requested financial assistance to update its Land Use Ordinances so that environmental protections are included, such as wellhead, source water and excellent recharge protection and designation areas as well as new elements that permit cluster-type designs that aid in those protections..

6.4 Felton's Land Use Plan

6.4a The Study Area

The Town of Felton Comprehensive Planning Committee defined a study area that included the developing area northeast of Town (across US Route 13) known as Chimney Hill, the area to the east that the Kent County Engineering Department has made initial plans for sewer connection known as the Dill and Bostick Farms and the area to the south and southeast served by the Town of Felton water system including the Lake Forest High School and the Central Elementary School.

A preliminary land use survey of the major properties in the study area was conducted. This land use survey indicated that the majority of the land within the study area is currently used for agricultural purposes with strip residential and commercial lots along the roadways. Generally, strip lots are sold off to generate the cash, either to proceed with a major subdivision of the main parcel acreage or to cover farming losses in bad years. Farm fields which are fringed by strip residential lots may or may not be an indicator of future residential development, and should be studied accordingly.

After a review of Kent County's Comprehensive Plan and consideration of the properties designated for potential wastewater service, the Planning Committee recommended that the study focus on properties within the immediate area of the Town or Town infrastructure. The area of possible annexation (see Map 2) was designated due to the proximity of existing infrastructure and efficiency of service provision. The Town of Felton provides water service to the Lake Forest School District's properties, Chesapeake Equipment, and the Emanuel Day Care facility. As our section on State Investment Strategies details, the area selected by the Town for future annexation is mostly within the Developing Area designation.

Table 16 below summarizes the current land use acreage based on the information contained in Map 4 Current Land Use Within Town Limits. The majority of vacant land is located within the three recently annexed areas. One of these, located at the northwest corner of Town, is proposed for the development of the Berkshire subdivision. Another is located just north of Peach Basket Road and just east of Turkey Point Road and is proposed for the development of the Landings at Felton subdivision. In addition, approximately one fourth of the Hidden Pond subdivision (Phase IV) remains to be developed and the Rosewood Farms subdivision has approximately 20 undeveloped lots remaining.

Table 16. Felton Current Land Use Acreage

Land Use Category	Acres	% of Total
Agricultural	83.2	18.3%
Commercial	17.2	3.8%
Industrial	13.8	3.0%
Institutional	25.4	5.6%
Open Space and Parks	28.6	6.3%
Residential	123.8	27.2%
Vacant	29.1	6.4%
Transition	65.8	14.5%
Railroad	3.7	0.8%
Approx Road Acreage	63.8	14%
Total Acreage in Town	454.4	

Source: Davis, Bowen & Friedel, Inc..

6.4b Annexation Area

In accordance with the Town's goals and objectives, and a review of service, financial, and infrastructure systems, the 2008 Comprehensive Plan includes an Annexation Plan for potential properties as shown on Map 7. Parcels within the plan include properties whose owners have inquired about annexation with the Town, as well as other properties which are generally within the State Investment Strategy's Developing Area designation (see Map 6) and within the Kent County comprehensive plan's growth area (see Map 2.) Some developed properties that may have individual wells or septic systems are included in the event they need service due to well or system failure, such as the Felton Manor development. The Town could offer service to these lots because water and sewer are adjacent or very near by. Individual lots along the west side of Chimney Hill road are not included because the annexation phasing does not anticipate inclusion of those properties within the five-year planning period, and infrastructure is not currently available should a well or septic system fail in that area.

The future land use and annexation areas recommended by the plan are represented on Map 8 -Future Land Use. The Plan was developed assuming that the majority of newly annexed land be used for residential purposes, with some additional commercial or office use along North Walnut Street.

The largest properties with annexation potential were reviewed by the Town of Felton and are listed below:

Table 17. Annexation Plan

Parcel Identification	Parcel Number	Acres	Annexation Phasing
William M. and Elizabeth B. Dill	8-00-13900-01-0200-000	78.8	Near-Term, future annexation
Charles W. and Doris W. Bostick	8-00-13900-01-0224-000	64.8	Near-Term, future annexation
Thelma Sipple	8-00-12900-02-4300-000	67.7	Do not annex at this time
Thelma Sipple	8-00-12900-02-4400-001	96.6	Do not annex at this time

The Annexation Area consists of approximately 1,549 acres of land, which may possibly be annexed by 2020. The anticipated phasing is shown on Map 7 and Map 8 and the acreage by phase is tabulated below:

Table 18. Annexation Phasing

Phasing Description	Acreage
Near Term: Year 2008-2010	554
Long Term: Year 2011-2020	688
Developed, if requested	307
Total	1,549

The “near term” phasing timeline includes properties that are adjacent to the existing Town boundaries, which have inquired about annexation into the Town. The Town believes the properties located within the “near term” area will request annexation prior to 2010. Properties located within the “long term” annexation area include properties that may potentially request annexation into the Town by the year 2020. The Town has not received any formal requests or inquiries about annexation of any properties within the “long term” area, but believe the potential to develop those properties and to use Town services may occur by 2020. Lastly, the “developed, if requested” category include several parcels that are already developed that may request annexation in order to use Town services. The Town is willing to approve of annexations in the developed areas upon request of the property owner.

The Town does not expect all of the acreage shown to come into the Town by 2020 and the Town cannot anticipate the actual timing of annexation. However, the Town of Felton has the infrastructure and service capacity to consider requests from within the Potential Annexation Area during the planning period. The Town should review population growth and annexation requests as part of the required five-year review of the Plan to ensure growth is occurring in a manner consistent with the annexation plan.

The property north of East Street between the older portion of Town and Hidden Pond (parcel identification number 8-00-12900-01-5100-000) known as the Carlisle property is recommended for residential development. This could be a mix of single-family homes on 7,500 square foot lots, town houses, or apartments. If this property is developed, it should be interconnected with the existing road networks and efforts should be made to integrate open space into the existing open space on the adjacent school property. Felton does not recommend any expansion of agricultural uses on this property beyond its

current agricultural use due to the proximity to the center of Felton and the Elementary School.

Properties along North Walnut and Church Street/Turkey Point Road should be developed as single-family homes in accordance with patterns of existing development.

There are two significant agricultural parcels within Town limits that have been in the Town since its original incorporation. The 30.5 acre agricultural property on the west side of Town is parcel number 8-07-13808-01-6200-000 (Paskey Farm) and is within Town limits. The 27.7 acre parcel on the east side of Town is 8-07-13808-02-7500-000 (Robert Smith property) and it is also within Town limits. These properties represent the majority of the agricultural land in Felton at 58.2 acres out of a total of 61 acres of agricultural land. When the Felton Planning & Zoning Ordinances are updated it is recommended that an Agricultural District be established with these properties being included.

Most of the developed land within Felton are considered to be "residential land uses" with a few Commercial or Institutional (churches, the post office, and elementary school) uses.

6.4c Administrative Responsibilities

- The Town is aware of its responsibility to rezone where needed to match this Comprehensive Plan within 18 months of adoption.
- The Town will review and update the Felton Zoning Code, which was last updated in 1996. The current Zoning Code has duplicative and inconsistent regulations particularly concerning Conditional Use Zones. Some changes will be:
 - The conditional use process will be modified to provide a well-defined set of conditional uses. The Neighborhood Business conditional use will be deleted and replaced with a set of conditional uses consistent with home occupation commercial uses.
 - Zoning classifications will include an "In-Town" commercial and a "Highway" commercial with smaller lot size requirements for "In-Town" commercial.
 - The Town will create zones which will allow by-right multi-family development.
- The Town of Felton will be updating our current ordinances. Since most of the current Ordinances were adopted in 1986 and are now outdated and do not take many advances such as cell phone towers, internet connections, etc. into account.
- The Town of Felton acknowledges that Title 22, Chapter 1. § 101 requires all new annexations to be consistent with this comprehensive plan. For annexation evaluations, we must provide a plan of services showing that capacity exists to

provide all necessary services and utilities. Intergovernmental coordination will include the notification of all affected jurisdictions. Annexation requests are subject to a Preliminary Land Use Service (PLUS) review through the Office of State Planning Coordination.

- Upon adoption of this Comprehensive Plan, we will submit a progress report by December 31 of each year to the Office of State Planning Coordination with information regarding implementation activities, and new issues or conditions.

6.5 Implementation Strategies

6.5a Coordination

The Town of Felton recognizes that intergovernmental coordination is essential to accomplish the goals identified through this planning process. We understand that the coordination of Town, County and State plans and actions in the Felton area will have a direct impact on the well being and quality of life for all of our residents. Therefore we feel that close coordination between the Town and other government agencies is crucial in a number of areas including land use, transportation, environmental protection, and agricultural preservation.

Coordination with Other Agencies

- We value the opportunity to establish and maintain close coordination with the Office of State Planning Coordination, the Delaware Department of Transportation (DelDOT), and Kent County for land use planning and transportation issues. Other important State agencies whose actions may interact with the Town's activities are the State Historic Preservation Office (SHPO), the Department of Natural Resources and Environmental Control (DNREC) and the Delaware Economic Development Office (DEDO).
- Coordination with the State is also highly important with respect to various funding opportunities. For example, Federal TEA 21 grants administered through DelDOT may be available for improving local streets and State Revolving Loan Funds are available through the Department of Health and Social Services (DHSS Office of Drinking Water) and through DNREC for water pollution control projects.
- The Quality of Life Act requires counties to adopt procedures for coordination of land use planning in neighboring jurisdictions. Therefore, Kent County is an important partner for the Town, particularly with regard to annexation and development in peripheral areas and for economic development in general. The Town plans to work closely with the Kent County Planning Department, particularly on residential development on State Route 12 and northeast of Town.

- Development that is occurring outside the Town limits is highly relevant to us since land uses outside Felton have significant economic and social impacts on the Town. It is hoped that Felton can develop a coordinated strategy with the County concerning zoning, subdivision plans, and the type of development occurring in neighboring areas.
- The Town will make an effort to keep itself apprised of land use applications in nearby areas that will impact the Town. The Town will use the State's PLUS review process and the county planning process where applicable.
- Preserving farmland has numerous benefits for Felton. Productive agricultural lands support the economy of the Town and enhance the rural setting and are part of Felton's small-town atmosphere. Felton will support the Delaware Department of Agriculture's farmland preservation activities wherever possible.

Coordination with Planning Activities

The Town looks forward to becoming involved in the planning activities of other agencies when they are addressing land use, transportation, infrastructure, or service delivery in and around the Felton area. Felton will provide representatives when possible to serve on committees drafting and reviewing plans. The Town will also review and comment on draft plans and otherwise become an active participant in planning activities that impact Felton's future.

The following are some current or intended planning activities that the Town would like to participate in:

- The Kent County Comprehensive Plan update implementation;
- The Murderkill River Tributary Action Team development of the pollution control strategies;
- The Kent County Long Range Transportation Plan (Dover Kent Metropolitan Planning Organization);
- The Delaware Transit Corporation Strategic Plan (DelDOT); and
- Livable Delaware, and the Governor's Advisory Panel on Planning Coordination

6.5b Next Steps

Plan Adoption

The first step in implementing this comprehensive plan is for the Planning & Zoning Commission to formally approve the plan and recommend its approval by Town Council. Once the plan is approved by Town Council, it will then be submitted to the Office of State Planning Coordination for distribution and comment through the PLUS process. Simultaneously the Town will hold two public hearings to go over the comprehensive plan. The OSPC will consolidate its own comments with those from various State agencies and Kent County and transmit them by letter to the Town. The Planning & Zoning Commission will address the comments and make any changes necessary to the

plan. The revised plan will be recommended to the Town Council for consideration. The Town Council will review this final version of the plan and make any changes they deem appropriate. The Town will also hold another public hearing so the public is aware of the changes that have been made to the plan. The comprehensive plan will be resubmitted to the OSPC who will send a certification letter to the Town. Once the certification letter is received the Town Council will adopt the Comprehensive Plan by resolution.

Zoning Revisions

The Planning & Zoning Committee will review the Planning & Zoning and Subdivision Ordinances making any necessary changes to bring them up-to-date and in line with the adopted Comprehensive Plan. These changes will be reviewed and adopted by the Town Council.

Map Appendix

Map 1. Location Map

Map 2. Planning Area (Amended)

Map 3. Critical Facilities and Historic District

Map 4. Current Land Use Within Town Limits

Map 5. Future Land Use Within Town Limits

Map 6. State Strategies

Map 7. Growth Area and Annexation Plan

Map 8. Future Land Use in Short-Range Growth Area

Map 9. CPCN Territories

Map 10. Conservation Areas

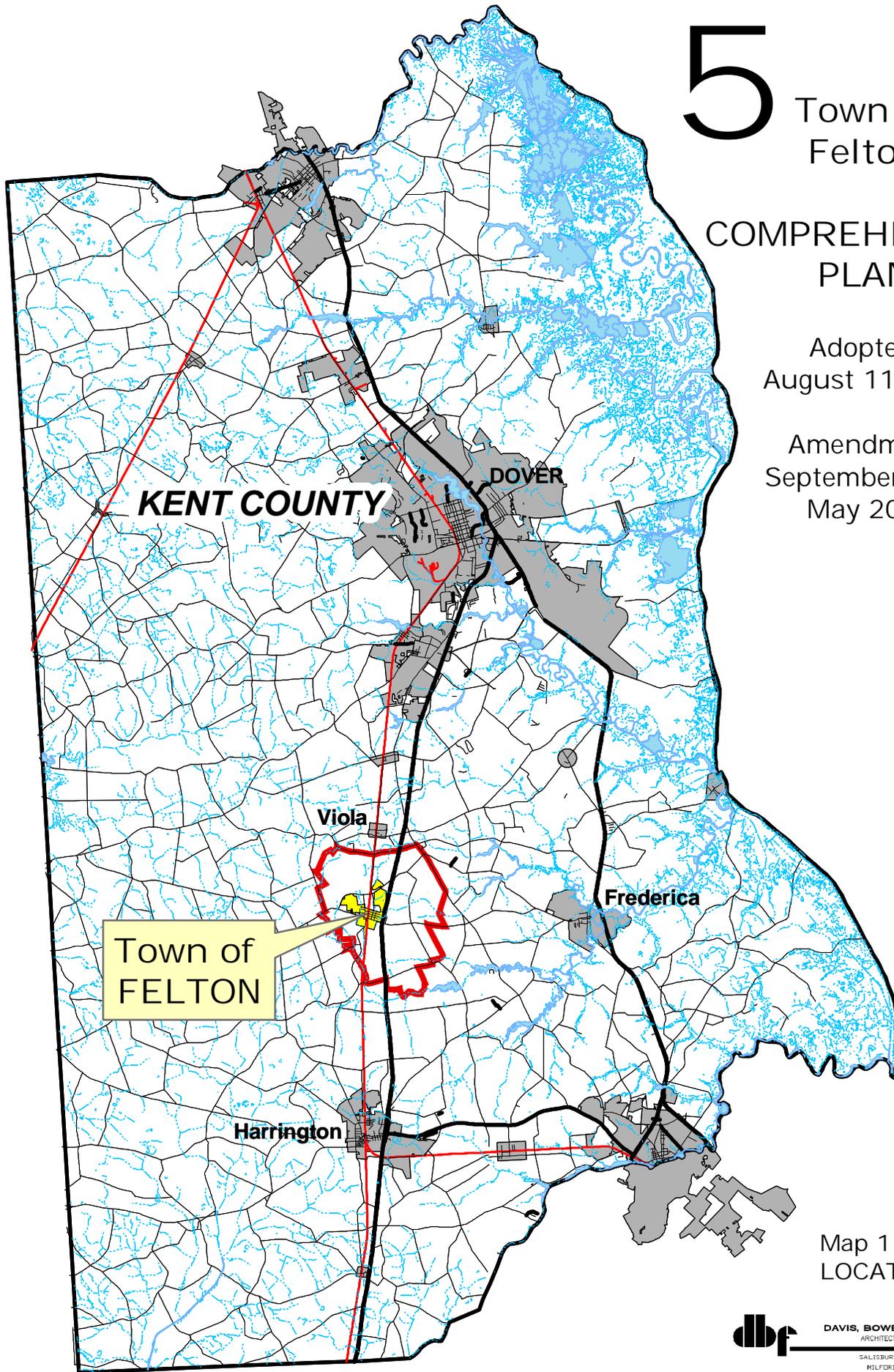
5

Town of
Felton

COMPREHENSIVE PLAN

Adopted:
August 11, 2003

Amendment:
September 2006
May 2008



Map 1 -
LOCATION MAP



DAVIS, BOWEN & FRIEDEL, INC.
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MILFORD, DELAWARE (302) 424-1441

TOWN OF FELTON COMPREHENSIVE PLAN

Map 2 Planning Area



Legend

May 2008

-  Felton
-  Viola
-  Kent County Growth Area
-  Short-Range Planning Area
-  Long-Range Planning Area
-  Railroad



Framework data per the Delaware Geographic Data Committee.
 Property Boundaries Approximate per Kent Co. Tax Parcel data.
 Town Growth Area data provided by the Town of Felton
 Kent County Growth Area courtesy of Kent County.

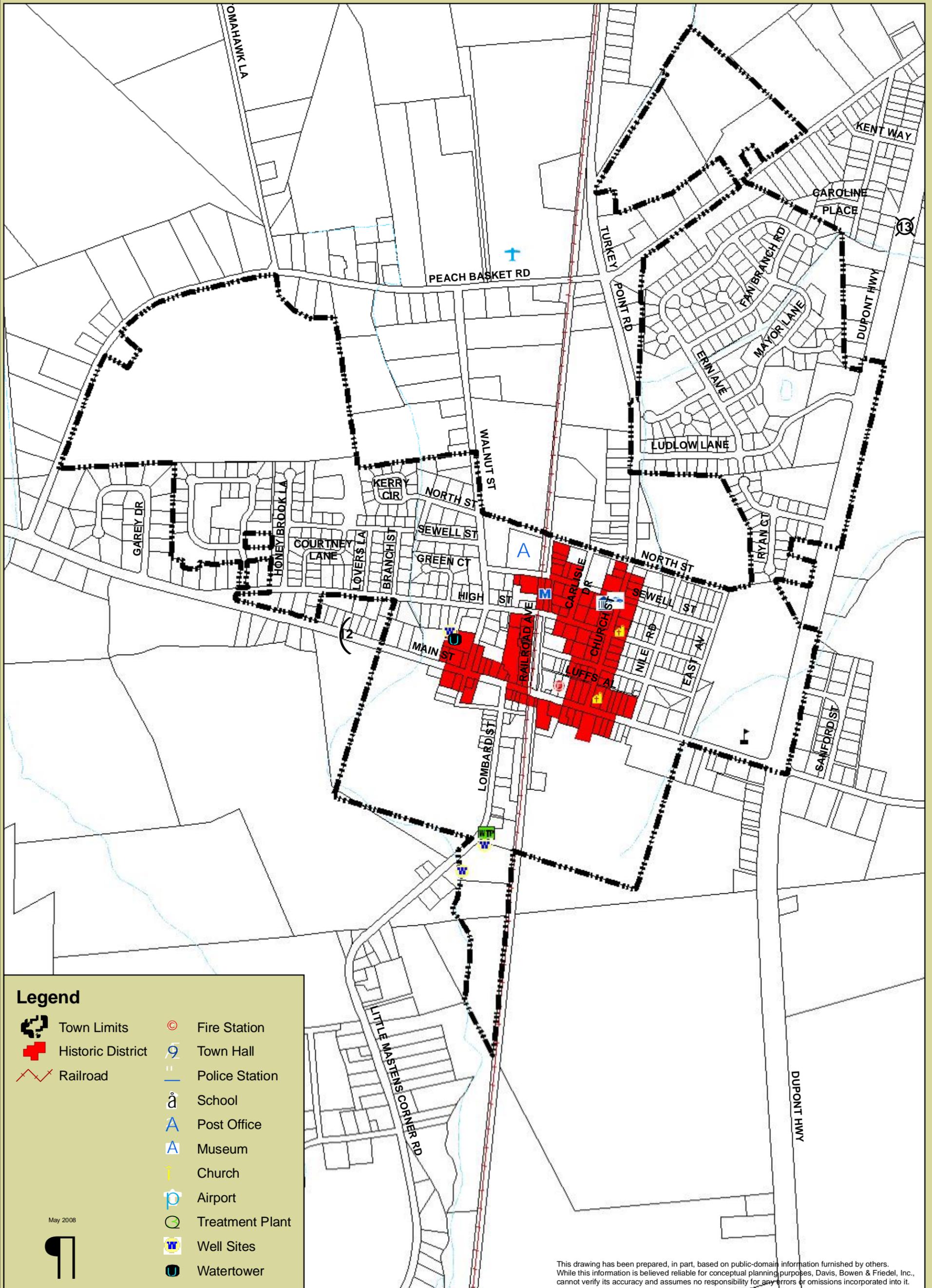
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This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen & Friedel, Inc. cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.

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TOWN OF FELTON COMPREHENSIVE PLAN

Map 3 Critical Facilities and Historic District



Legend

- | | | | |
|--|-------------------|--|-----------------|
| | Town Limits | | Fire Station |
| | Historic District | | Town Hall |
| | Railroad | | Police Station |
| | | | School |
| | | | Post Office |
| | | | Museum |
| | | | Church |
| | | | Airport |
| | | | Treatment Plant |
| | | | Well Sites |
| | | | Watertower |

May 2008



Historic District based on data provided by the Town of Felton.
 Framework data per the Delaware Geographic Data Committee.
 Property Boundaries Approximate per Kent Co. Tax Parcel data.
 Critical Facilities provided by the Town of Felton.

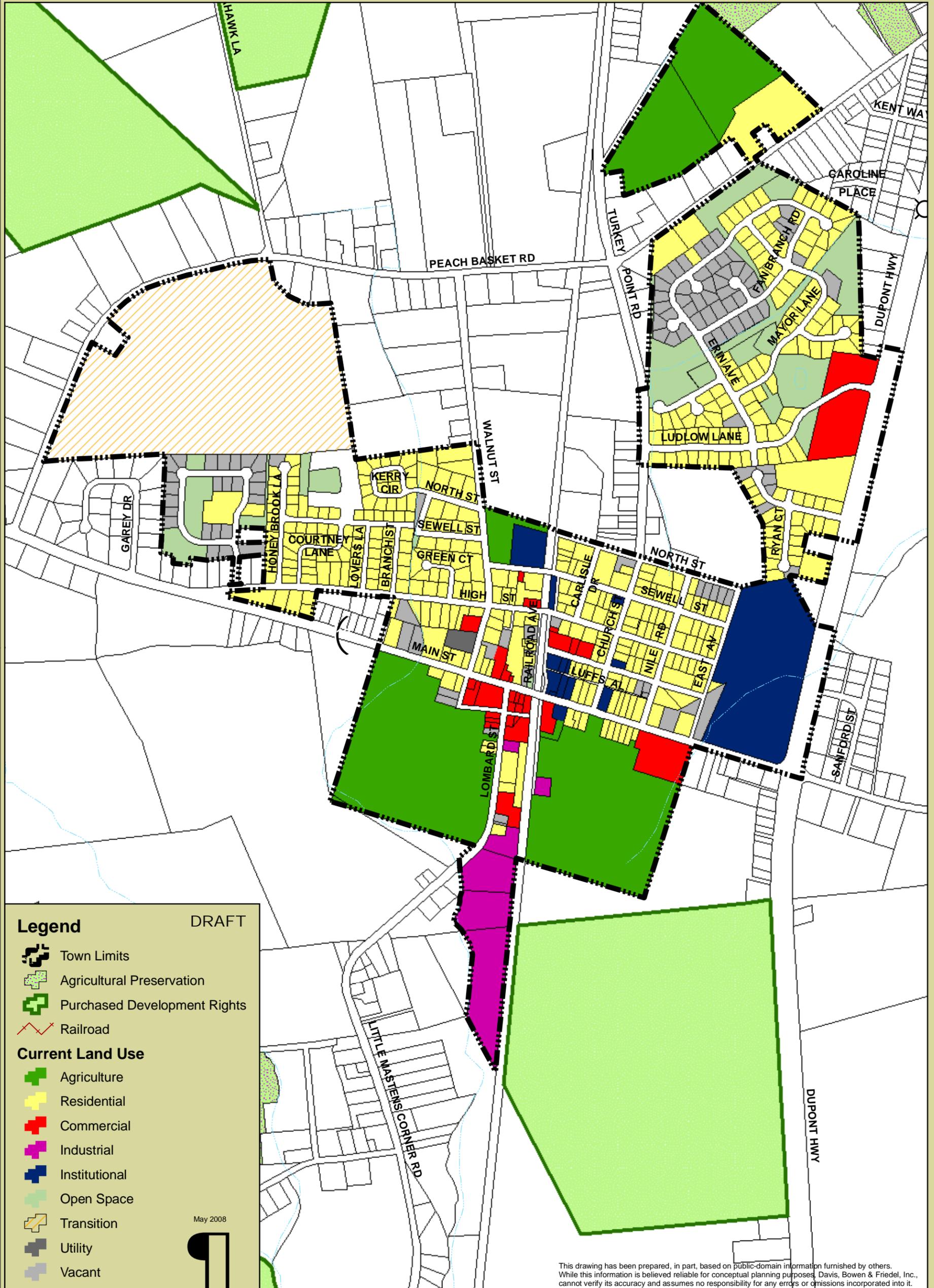
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TOWN OF FELTON COMPREHENSIVE PLAN

Map 4 Current Land Use Within Town Limits



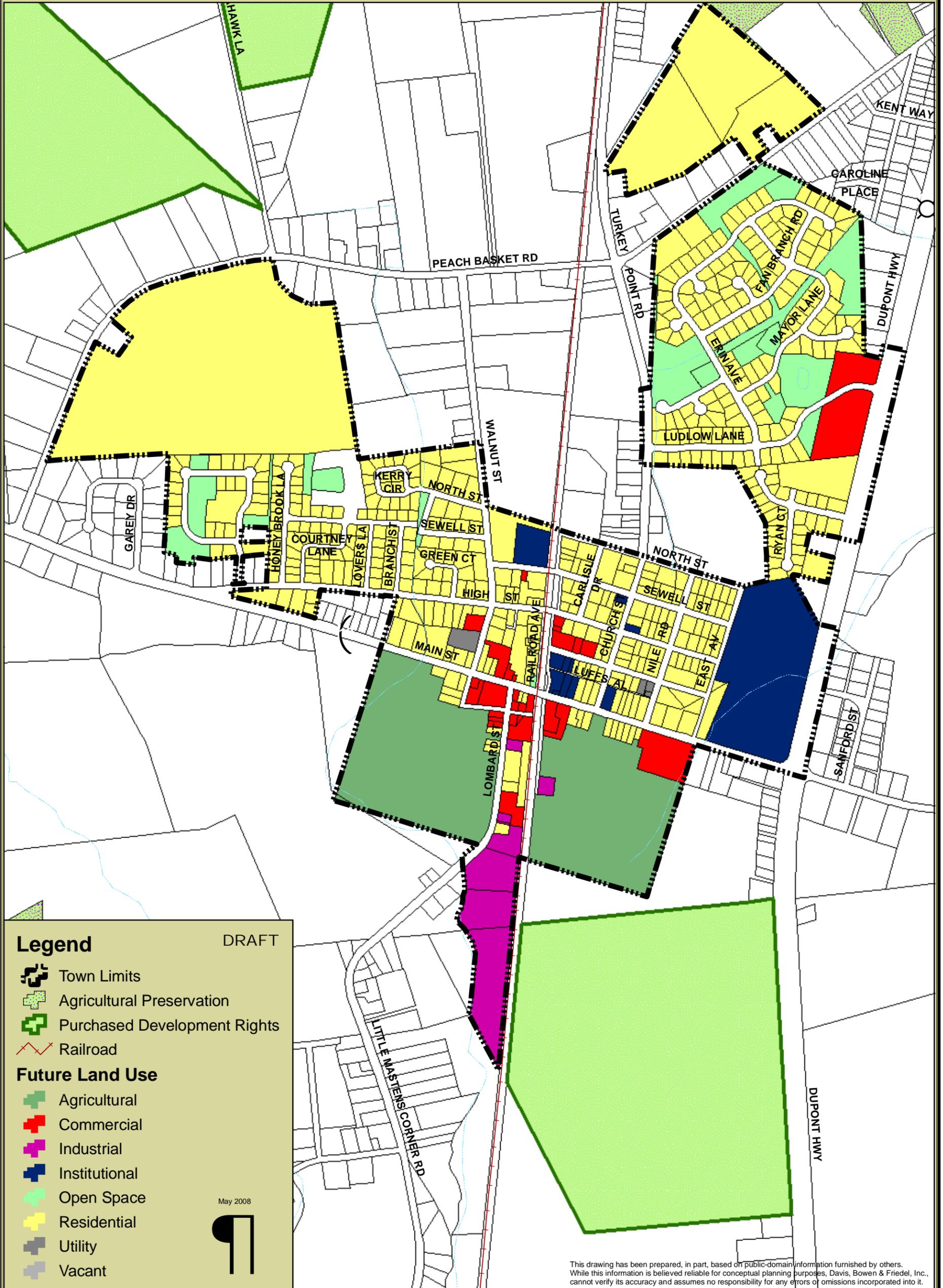
This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen & Friedel, Inc., cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.

Current Land Use based on data provided by the Town of Felton.
 Agricultural Districts per Department of Agriculture Framework data per the Delaware Geographic Data Committee.
 Property Boundaries Approximate per Kent Co. Tax Parcel data.



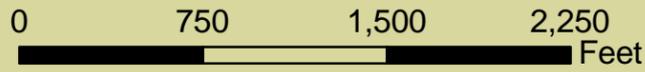
TOWN OF FELTON COMPREHENSIVE PLAN

Map 5 Future Land Use Within Town Limits



This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen & Friedel, Inc., cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.

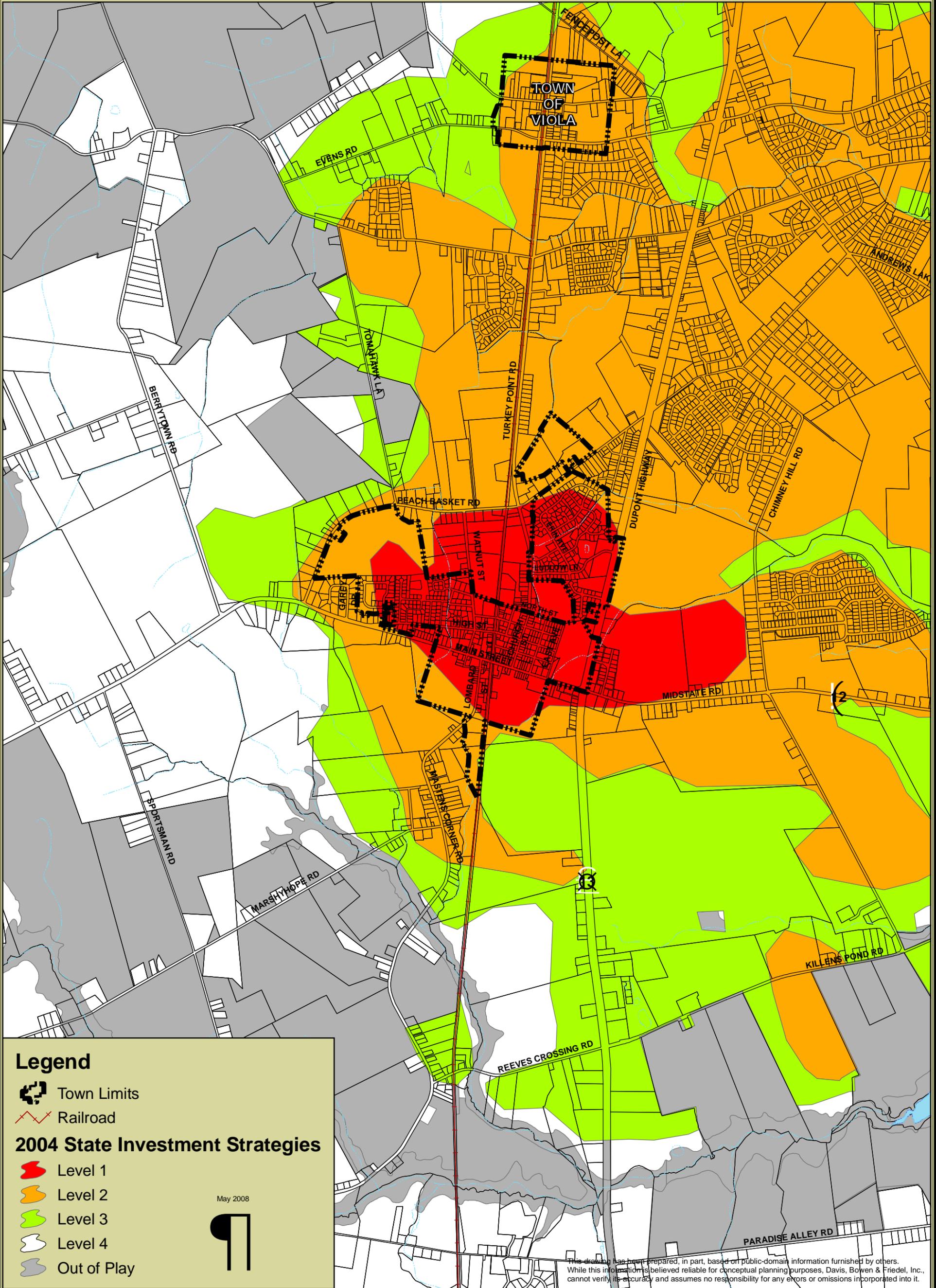
Future Land Use based on data provided by the Town of Felton.
 Agricultural Districts per Department of Agriculture Framework data per the Delaware Geographic Data Committee.
 Property Boundaries Approximate per Kent Co. Tax Parcel data.



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TOWN OF FELTON COMPREHENSIVE PLAN

Map 6 State Strategies



Legend

Town Limits

Railroad

2004 State Investment Strategies

Level 1

Level 2

Level 3

Level 4

Out of Play

May 2008



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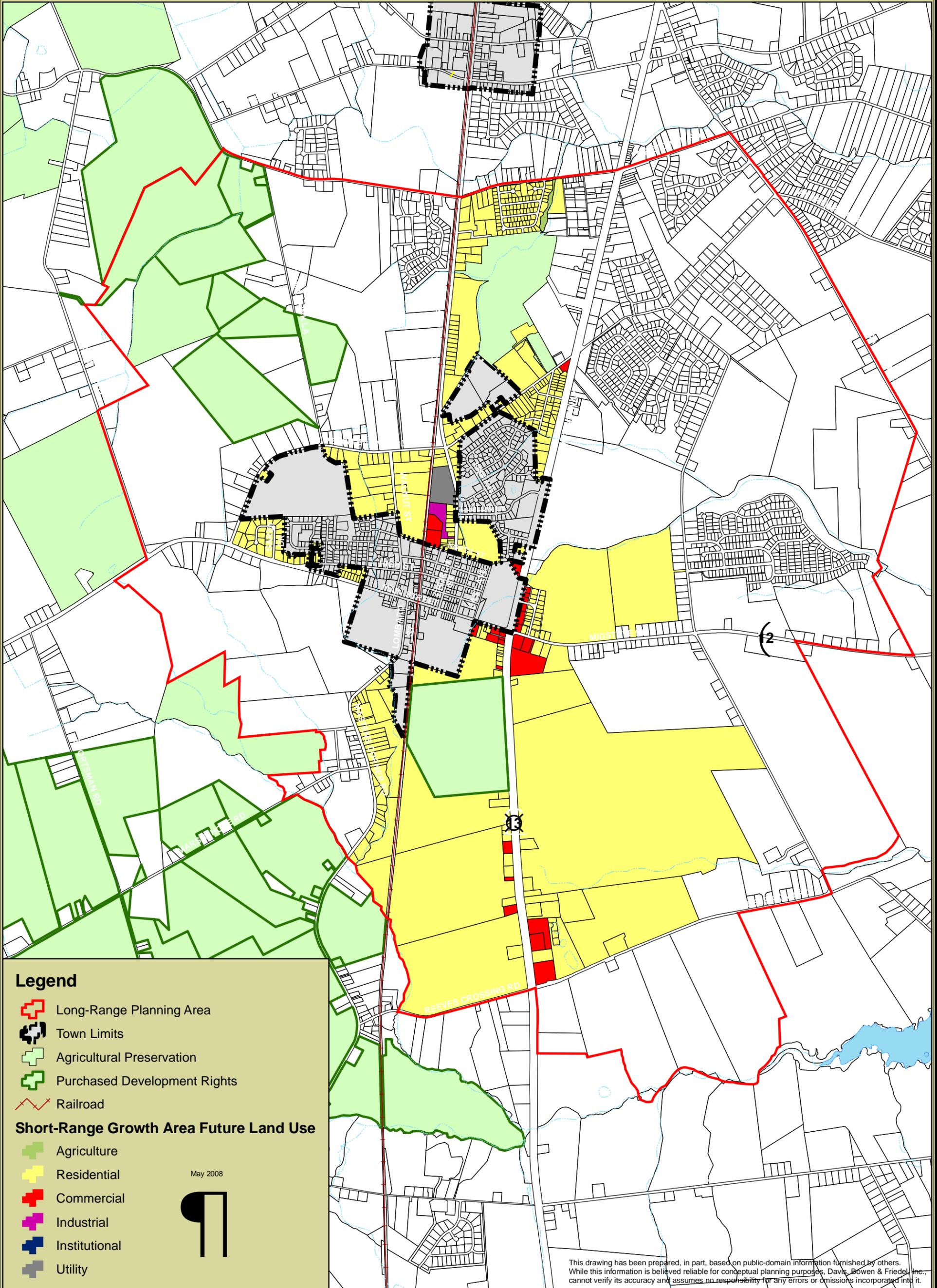
State Strategies per Office of State Planning
 Framework data per the Delaware Geographic
 Data Committee.
 Property Boundaries Approximate per Kent Co.
 Tax Parcel data.

This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen & Friedel, Inc., cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.



TOWN OF FELTON COMPREHENSIVE PLAN

Map 8 Future Land Use Within Short-Range Growth Area



Legend

- Long-Range Planning Area
- Town Limits
- Agricultural Preservation
- Purchased Development Rights
- Railroad

Short-Range Growth Area Future Land Use

- Agriculture
- Residential
- Commercial
- Industrial
- Institutional
- Utility

May 2008



This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen & Friedel, Inc., cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.

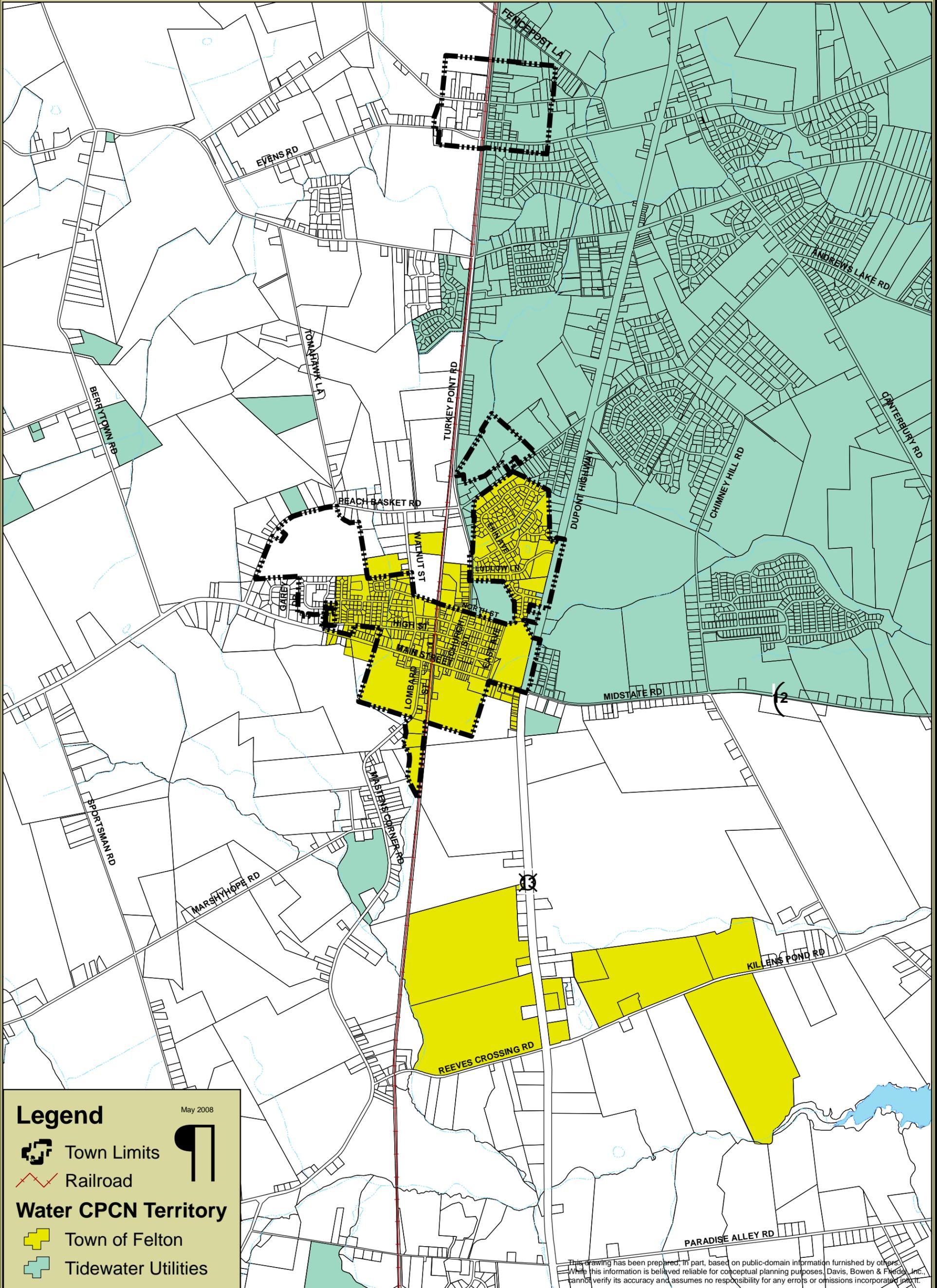
Growth Area data provided by the Town of Felton.
 Future Land Use based on data provided by the Town of Felton.
 Agricultural Districts per Department of Agriculture Framework data per the Delaware Geographic Data Committee.
 Property Boundaries Approximate per Kent Co. Tax Parcel data.

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TOWN OF FELTON COMPREHENSIVE PLAN

Map 9 CPCN Territories



Legend

May 2008

Town Limits

Railroad

Water CPCN Territory

Town of Felton

Tidewater Utilities

CPCN Territories per Delaware Public Service Commission
 Framework data per the Delaware Geographic
 Data Committee.
 Property Boundaries Approximate per Kent Co.
 Tax Parcel data.

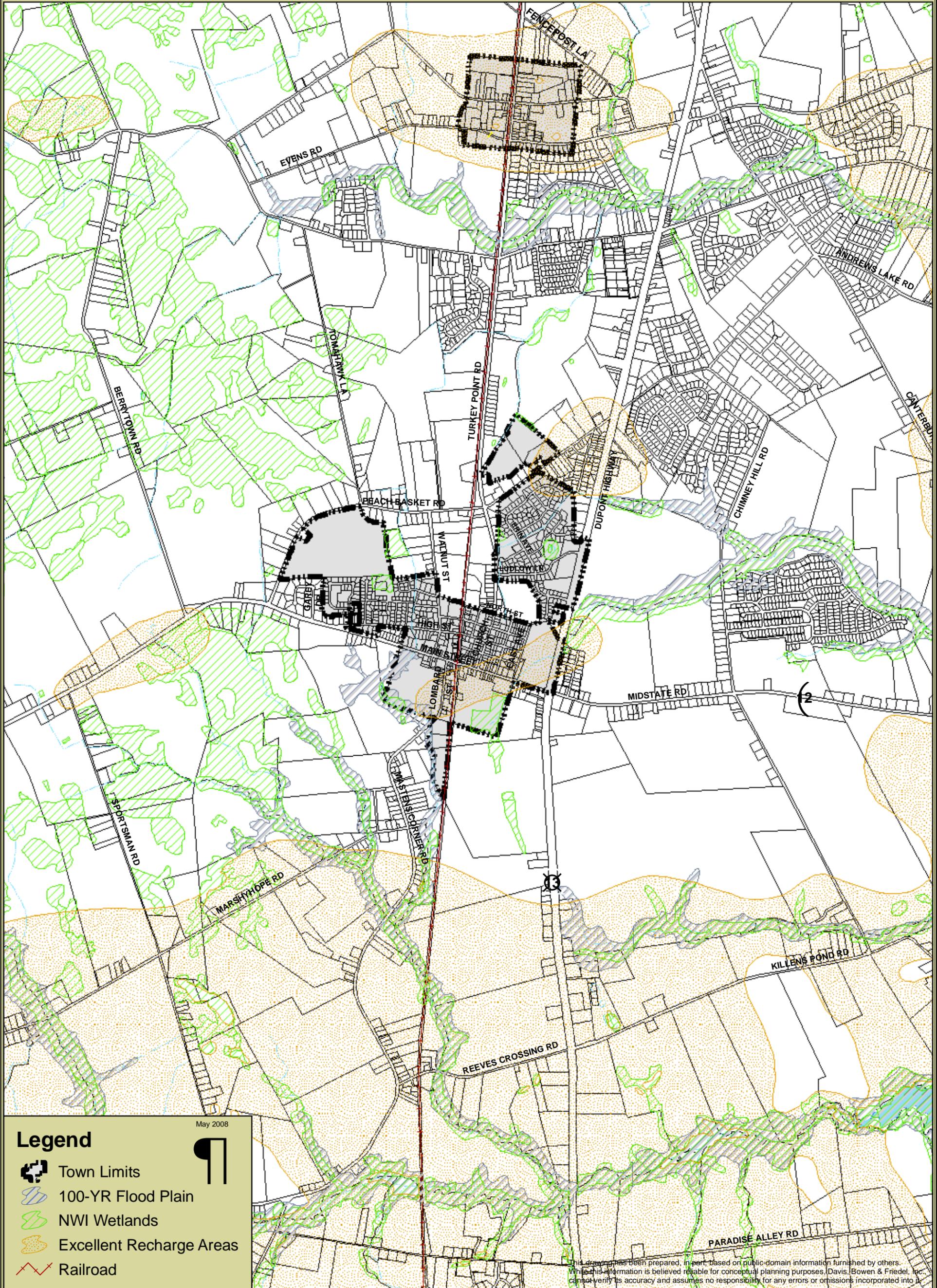
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TOWN OF FELTON COMPREHENSIVE PLAN

Map 10 Conservation Areas



Legend

-  Town Limits
-  100-YR Flood Plain
-  NWI Wetlands
-  Excellent Recharge Areas
-  Railroad

May 2008



This drawing has been prepared, in part, based on public domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen & Friedel, Inc., cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.

Excellent Recharge Areas Mapped by Delaware Geological Survey
 100-Yr Flood Plain per FEMA FIRM Maps 5/05/2003
 Wetlands mapped per National Wetlands Inventory
 Agricultural Districts per Department of Agriculture
 Framework data per the Delaware Geographic Data Committee.
 Property Boundaries Approximate per Kent Co. Tax Parcel data.

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