Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-Update Review Request

Delaware State Planning Coordination
122 Martin Luther King, Jr. Blvd. • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.delaware.gov
www.state.de.us/deptagri/

Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-Update Review Request

Delaware State Planning Coordination
122 Martin Luther King, Jr. Blvd. • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Name of Municipality: Town of Little Creek /Glenn Gauvry/ Mayor	
Address: P.O. Box 298 Little Creek , DE 19961	**Contact Person:**
	Phone Number: (302) 236-5383
	Fax Number:
	E-mail Address: kabutogani@comcast.net

Plan certification date: 07/01/2006

The municipality requests that the enclosed plan be reviewed to provide suggestions for revisions and improvements. The review is also to notify the municipality of any code changes since the certification of this plan that should be included in the scheduled update.

Information prepared by: Carol Williams	
Address: 549 Main St Dover, De 19901	**Contact Person:**
	Phone Number: (302) 222-5074
	Fax Number:
	E-mail Address: c.williams549@verizon.net

Maps Prepared by: University of Delaware Institute for Public Administration	
Address: 180 Graham Hall University of Delaware Newark, De 19716	**Contact Person:**
	Phone Number: (302) 645-4353
	Fax Number:
	E-mail Address:

The existing certified plan is can be found at the link below:

http://littlecreek.delaware.gov/files/2014/03/LC_AdoptComp_0706.pdf

Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-Update Review Request

Delaware State Planning Coordination
122 Martin Luther King, Jr. Blvd. • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

General Plan Approval Process

Step 1: **Draft prepared by local government.**

Step 2: **Planning Commission and/or Legislative Body approves draft plan to send to PLUS.**

Step 3: **PLUS meeting, application submitted by 1st business day of the month for that month's meeting.**

Step 4: **State comments submitted to local government within 20 business days of meeting.**

Step 5: **Local government replies to state comments in writing and submits revised plan (if necessary) to the Office of State Planning Coordination (O S P C) for review.**

Step 6: **OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items or if no changes are necessary see step 7.**

Step 7: **Certification letter will be sent within 10 business days of final submission to OSPC.**

Step 8: **The local jurisdiction shall adopt the plan as final following certification. Plan is effective on the date of adoption.**

Step 9: **A copy of the final document and written notification of adoption is to be sent to OSPC.**

Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-Update Review Request

Delaware State Planning Coordination
122 Martin Luther King, Jr. Blvd. • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Comprehensive Plan / Amendment Checklist[1]

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 # / Section**
Public Participation Summary and Results	X		8/1-4

Population Data and Analysis	**Yes**	**No**	**Page #**
Past Population Trends	X		12/2-2a
Population Projections	X		17/2-2b
Demographics	X		14/2-2d
Position on Population Growth	X		14/2-2c

Housing	**Yes**	**No**	**Page #**
Housing Stock Inventory	X		16/2-2g
Housing Pipeline	X		17/2-2g
Housing Needs Analysis		X	
Position on Housing Growth	X		16/2-2g
Affordable Housing Plan		X	

Annexation	**Yes**	**No**	**Page #**
Analysis of Surrounding Land Uses	X		7/1-3b
Annexation Plan	X		27/2-5

Redevelopment Potential	**Yes**	**No**	**Page #**
Identification of Redevelopment Areas and Issues	X		35/2-10
Redevelopment Strategy	X		35/2-10
Community Development Strategy		X	

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

Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-Update Review Request

Delaware State Planning Coordination
122 Martin Luther King, Jr. Blvd. • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Community Character	**Yes**	**No**	**Page #**
History of the Town or City	X		6/1-2b
Physical Conditions	X		
Significant Natural Features	X		20/2-3
Community Character	X		34/2-9
Historic and Cultural Resources Plan		X	
Community Design Plan	X		34/2-9b
Environmental Protection Plan	X		24/2-3f

Land Use Plan	**Yes**	**No**	**Page #**
Existing Land Use	X		7/1-3a
Land Use Plan	X		24/2-4

Critical Community Development and Infrastructure Issues	**Yes**	**No**	**Page #**
Review of Community Conditions	X		34/2-9a
Inventory of Community Infrastructure	X		30/2-6
Inventory and Analysis of Community Services	X		31/2-7
Water and Wastewater Plan	X		30/2-6
Transportation Plan	X		33/2-8
Community Development Plan	X		24/2-4
Community Facilities Plan		X	

Intergovernmental Coordination	**Yes**	**No**	**Page #**
Description of Intergovernmental Relationships	X		39/3-2
Intergovernmental Coordination Strategy	X		39/3-2
Analysis and Comparison of Other Relevant Planning Documents	X		7/1-3b

Economic Conditions	**Yes**	**No**	**Page #**
Economic Base / Major Employers		X	
Labor Market		X	
Income and Poverty	X		18/2-2h
Economic Development Plan		X	

Open Space and Recreation	**Yes**	**No**	**Page #**
Inventory of Open Space and Recreation Facilities	X		32/2-7h
Open Space and Recreation Plan		X	

Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans
Pre-Update Review Request

Delaware State Planning Coordination
122 Martin Luther King, Jr. Blvd. • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Implementation Strategies	**Yes**	**No**	**Page #**
Evaluation of Current Codes and Ordinances	X		11/2-1
Zoning Map Revisions	X		11/2-1
Zoning and Subdivision Code Revisions	X		11/2-1
Implementation Plan	X		36/3-1
Coordination with Other Government Agencies	X		39-3-2

Other State Programs, Policies, and Issues	**Yes**	**No**	**Page #**
Total Maximum Daily Loads	X		24/2-3e
Corridor Capacity Preservation Program		X	
Agricultural Preservation Program	X		35/2-9c
Sourcewater Protection		X	

Additional Comments:

Summary:

Town of Little Creek, Delaware Comprehensive Plan

July 2006

Prepared by
The Town of Little Creek Planning Commission
With assistance from the
Delaware Office of State Planning Coordination

Little Creek, Delaware

Comprehensive Plan

Adopted by the
Little Creek Planning Commission
In December 2005;
and by the
Little Creek Town Council
July 2006

Prepared by:
The Town of Little Creek Planning Commission

With assistance from the:
Delaware Office of State Planning Coordination

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION

August 28, 2006

The Honorable Harry E. Marvel, Sr.
Mayor, Town of Little Creek
P.O. Box 298
Little Creek, DE 19961

RE: Certification of the Town of Little Creek Comprehensive Plan

Dear Mayor Marvel:

I am pleased to inform the Town that as of August 7, 2006 per the recommendation of the Office of State Planning Coordination, the comprehensive plan for the Town of Little Creek is hereby certified provided no major changes are enacted. The certification signifies that the comprehensive plan is currently in compliance with State Strategies.

I would like to take this opportunity to thank the Town of Little Creek for working with the State to incorporate our recommendations into the plan before adoption. My staff and I look forward to working with the Town to accomplish the goals set forth in your plan.

Congratulations on your certification!

Sincerely,

Constance C. Holland
Director

TABLE OF CONTENTS

TOWN, COUNTY, AND STATE OFFICIALS 2

INTRODUCTION 4

CHAPTER 1. BACKGROUND 5

1-1. The Authority to Plan 5
1-2. A Brief Overview of the Community 6
1-3. Existing Land Uses 7
1-4. Public Participation 8
1-5. Little Creek's Planning Goals and Vision 9

CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY 11

2-1. Town Governance, Land Use Planning and Regulation Process 11
2-2. Demographics, Future Population, and Housing Growth 12
2-3. Environmental Features 20
2-4. Future Land Use 24
2-5. Growth and Annexation 27
2-6. Public Utilities and Services 30
2-7. Community Services and Facilities 31
2-8. Transportation 33
2-9. Community Character and Design 34
2-10. Redevelopment 35

CHAPTER 3. IMPLEMENTATION 36

3-1. Summary of Recommendations and Actions 36
3-2. Intergovernmental Coordination 39

APPENDIX A - MUNICIPAL DEVELOPMENT STRATEGY CHECKLIST SUMMARY 41

APPENDIX B - MAPS 42

APPENDIX C – INTERGOVERNMENTAL COMMENTS 43

TOWN, COUNTY, AND STATE OFFICIALS

Town of Little Creek

Mayor and Council	Harry Marvel, Sr., Mayor Judith A. Hegman, Commissioner/Treasurer Penny Gentry, Commissioner/Secretary Virginia Stanley, Commissioner Debra Frye, Commissioner
Planning Commission	Michael Bundek, Chair Scott Bundek, Commissioner Harold Grow, Commissioner Keith Frye, Secretary Alex Tkachuk, Commissioner Philip Whitlock, Commissioner
Town Solicitor	Stephen Schwartz, Esquire

Kent County Commissioners

	David R. Burris, President, 6th District Ronald D. Smith, Vice President, 2nd District Allan F. Angel, 3rd District P. Brooks Banta, 1st District Donald A. Blakely, 5th District Richard E. Ennis, Sr., At-Large Harold J. Peterman, 4th District
County Administrator	Robert S. McLeod
Director of Planning Services	Michael J. Petit de Mange, AICP
Director of Public Works	Hans Medlarz

State of Delaware

Governor	The Honorable Ruth Ann Minner
Senate	The Honorable John C. Still, 17th District
House of Representatives	The Honorable Donna D. Stone, 32nd District
Office of State Planning	Constance C. Holland, AICP, Director

Acknowledgements

The Town of Little Creek Comprehensive Plan was developed between January 2005 and August 2005 by the Town of Little Creek Planning Commission with assistance from the Delaware Office of State Planning Coordination. The State Planning Office was assisted by students and staff at the University of Delaware, Institute for Public Administration for certain aspects of plan development and mapping. The following is a list of personnel who worked with Little Creek to develop and draft this plan:

David L. Edgell, AICP, Principal Planner	Project Manager
D. Barrett Edwards, Research Assistant	Principal Drafter
Nicole Minni, University of Delaware	GIS and Mapping Support

We would like to thank the following staff for meeting with the planning staff and/or the Planning Commission and contributing to the completion of this plan: Dave Carter, Laura Herr, Wayne Lehman, Susan Love and Mike Powell, all from DNREC, Hans Medlarz from Kent County, and Thomas Wuerzer from IPA.

A Municipal Development Strategy for Little Creek, Delaware

ADOPTED – July 2006

INTRODUCTION

The Town of Little Creek's Comprehensive Plan was developed for a variety of purposes. The town initiated the development of the Plan in January 2005. The Comprehensive Plan will provide a framework for development and annexation for the town and will be used to craft the first land development codes for Little Creek.

This Comprehensive Plan serves as an official statement about the future of the town. First and foremost, the plan is a unified advisory document to the Council and the Planning Commission on land use and growth issues. It should be used to guide future development decisions, re-zonings, annexations, and capital improvements throughout the town. Little Creek will use the plan as the basis to establish its zoning code, other land use ordinances, and zoning map.

The plan is also an informational document for the public. Citizens, business people, and government officials can turn to the plan to learn more about Little Creek and its policies for future land use decisions. Potential new residents can use the documents as an informational resource about the town, its characteristics, and facilities. This document contains the most current information available on population, transportation, housing, employment, and the environment.

Finally, the Little Creek 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)

CHAPTER 1. BACKGROUND

1-1. The Authority to Plan

Delaware law requires that municipalities engage in comprehensive planning activities for the purpose of encouraging "the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development, and infrastructure investment actions with those of other municipalities, counties and the State…." This plan was written to comply with the requirements of a municipal development strategy as described in the Delaware Code for towns with a population of 2000 or fewer.

The municipal development strategy for small communities (such as Little Creek) with fewer than 2000 people is to be 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." In addition, the town's comprehensive planning process must demonstrate coordination with other municipalities, the county, and the state during plan preparation. (22 Del. C. 1953, § 702; 49 Del. Laws, c. 415, § 1.)

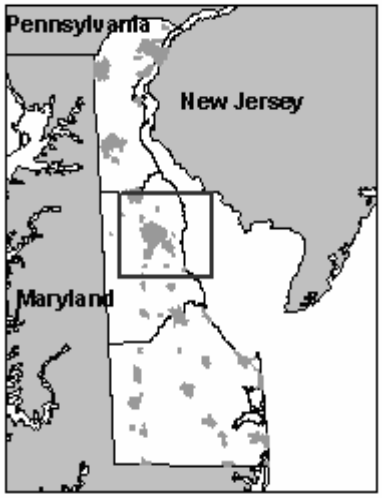
State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Little Creek's municipal development strategy as required by state law and it is intended to cover a ten-year planning period and be reviewed at least every five years.

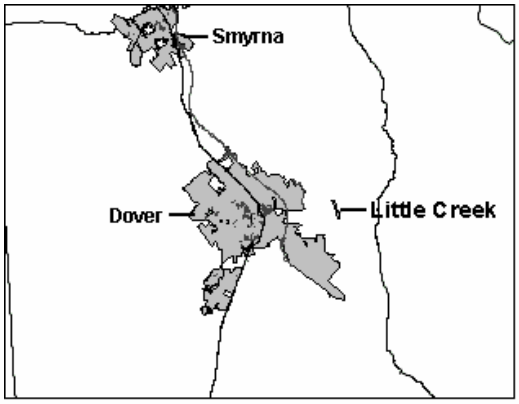
In January 2005, the Town Council for Little Creek contracted the Delaware Office of State Planning Coordination (OSPC) to prepare the town's first Comprehensive Plan. The OSPC assembled a team consisting of professional staff, University of Delaware Institute for Public Administration staff, and graduate research assistants to work with Little Creek's Town Council and Planning Commission to cooperatively craft the town's Comprehensive Plan.

1-2. A Brief Overview of the Community

1-2a. Location

The Town of Little Creek is located in Kent County, Delaware, a few miles east of the City of Dover. Little Creek is situated in the midst of a largely agricultural area north of the Little River.





1-2b. History of the Town

Not far from Little Creek was one of the earliest settlements in the region, Cowgill Corner. This area was named after the first settler, Henry Cowgill, who acquired the land in 1794 and settled the region shortly thereafter.[1] As the number of inhabitants increased, a town began to form. This town was initially known as Little Creek Landing and later known as Little Creek.

The first school-house was established in 1861, known as the District 85 Little Creek Landing School. The initial school was in a blacksmith shop, but in 1865 a school-house was erected with William D. Learned as the first teacher. Just a few years later in 1868, the Town of Little Creek received a post-office, and William Hobson was the first postmaster.

In 1888, Little Creek had approximately 350 inhabitants and was one of the most prosperous towns in the state. The town's prosperity was largely due to the oyster industry that had received more than $50,000 in investments. The industry was so successful that the oyster beds were under the protection of the state, and police boats constantly patrolled the beds.

Port Mahon, located just northeast of Little Creek, was at one time the best shipping point on the Delaware Bay and had the capacity to load up to 10 vessels at once. In addition to oysters, there were 1,000 tons of marsh hay and 50,000 bushels of grain that were annually shipped out of the landing.

The State of Delaware Legislature incorporated the Town of Little Creek in 1899, stating, "That the citizens of the Town of Little Creek shall be and they are hereby created a body politic and corporate in

[1] Unless otherwise noted, all historical information was taken from J. Thomas Scharf's 1888 book entitled: *History of Delaware: 1609-1888.*

law and in equity, and shall be able and capable to sue and be sued, plead and be impleaded in courts of law and equity in this State and elsewhere, by the corporate name of the Town of Little Creek…"[2]

1-3. Existing Land Uses

A land use survey was conducted in Little Creek on April 12, 2005 by the Delaware Office of State Planning Coordination staff to determine the current land use within the town limits and the land surrounding the town. The results of the land use survey can be seen in Map 4.

1-3a. Land within Little Creek

Table 1 gives an overview of the current land use situation in Little Creek. The most prevalent use of land is residential, followed next by vacant land and agricultural land uses. It is interesting to note that the agriculture parcels in town are only 2% of the total parcels in town, but are 21% of the total land. Residential uses contrast this, being 77% of the total parcels in town, but only 42% of the total land in the town limits.

Table 1. Existing Land Use in Little Creek, 2005

Land Use	Parcels	% of Total Parcels	Acres	% Of Total Land
Agriculture	2	2%	11.8	21 %
Commercial	4	4%	3.5	6%
Institutional	6	5%	3.3	6%
Parks/Open Space	1	1%	1.0	2%
Residential	86	77%	23.2	42%
Vacant	13	12%	12.9	23%
Total	112	101%	55.7	100%

Source: Town of Little Creek Land Use Survey, 2005. Note the Percentage of Total Parcels does not equal 100 due to rounding error.

1-3b. Adjacent Land Uses

Nearly all land uses adjacent to Little Creek are rural in nature. Land to the west and to the north of town is largely used for agricultural purposes, while the land on the eastern and southern parts of town are mostly open space due to much of the land being located within the floodplain and wetland areas. Directly south of town are a handful of small commercial operations and some vacant land parcels.

All of the land surrounding Little Creek is within the jurisdiction of Kent County. Both the *Kent County Comprehensive Plan* and the *Strategies for State Policies and Spending* designate the area surrounding Little Creek as a predominantly rural area. Much of the surrounding area is part of an Agricultural Preservation District where the purchase of development rights has occurred. This designation in both planning documents indicates that no new, large-scale infrastructure investments or development projects are anticipated in the vicinity of Little Creek.

Much of the agricultural land surrounding Little Creek is part of a Purchase Development Rights program (PDR). These are areas where land owners have sold the rights for development on their land to

[2] *Laws of Delaware*. Vol. 21, Ch. 283, 1898-1899.

the State of Delaware. Kent County offers a Transfer Development Rights program (TDR), where development rights can be transferred from one property to another. Both programs are effective ways to preserve the rural character of the land surrounding Little Creek.

The majority of the county land surrounding the town is zoned AR – Agricultural Residential. This zone allows agricultural uses as well as residential uses on lots as small as one half acre depending upon the size of the subdivision and the types of public utilities available on the site. The county land directly south of Little Creek is zoned BN – Neighborhood Business. This zone allows a range of commercial businesses that would be compatible with a neighborhood or small community. Little Creek is not located in Kent County's "Growth Overlay Zone" and as such none of the development incentives or density bonuses related to this zone apply to lands between Little Creek and SR-1.

1-3c. Air Installation Compatible Use Zone

The Air Installation Compatible Use Zone (AICUZ) is an important part of Little Creek's surrounding environment because of the close proximity to the Dover Air Force Base. The mean noise decibel for the southern half of town is 65dB, but the northern half of town is 70dB. Noise levels in excess of 65dB are considered harmful to human health. Homes built in the northern half of town need to be constructed in a manner that will minimize the noise effect felt by the residents. Kent County and the City of Dover have adopted zoning overlays related to the AICUZ. In the City of Dover, the provisions are outlined in the Zoning Ordinance, Article 3 Section 22, Airport Environs Overlay Zone (AEOZ).

In the event of an airplane crashing upon takeoff or landing, the zone with the highest probability of impact is located just to the west of Little Creek. While this does not affect the town directly, it does place limitations on what can be done with any land that might be annexed to the west of town. Map 8 shows where the different zones are in relation to Little Creek.

1-4. Public Participation

Residents of Little Creek were given the opportunity to voice their opinion about the comprehensive plan through a community planning questionnaire that was distributed in February 2005 and at the public participation meeting held March 15, 2005.

1-4a. Community Planning Questionnaire

The community planning questionnaire was distributed to all the town's residents. There were 46 responses received back from the 195 residents in town, representing a 24% response rate. The purpose of the survey was to identify the key issues Little Creek residents were most concerned with, and the following is a summary of the questionnaire's results.

The majority of the survey respondents lived in the Town of Little Creek and owned their own home. The race of the respondents was almost entirely white, and the age distribution was evenly distributed in a bell shaped manner, with the majority of the respondents falling within the 25 to 65-year-old age range.

The idea that Little Creek's small-town atmosphere should be preserved was almost unanimously expressed throughout the questionnaire. The respondents placed high value on the farmland surrounding

the town and want to preserve it and the rural atmosphere it brings. At the same time, residents believe that any development should be balanced with the farmland and open space.

While the respondents were largely pleased with the community services offered in the town of Little Creek, concern was expressed over stormwater management, mosquito control, and the maintenance and use of the river. Respondents were also concerned about the frequency of trucks traveling down Main Street and the lack of bike routes in the town.

When asked what the future needs of the town are, the respondents largely supported a town park as the top priority, followed next by with the need for a public water system.

1-4b. Public Participation Meeting

The public participation meeting was well attended by the residents of Little Creek. This meeting gave residents the opportunity to interact with officials to discuss their likes, concerns, and ideas for improving Little Creek.

Residents mentioned many things they liked about Little Creek, including the small-town atmosphere, the close-knit neighborhoods, the low crime rate, the historic atmosphere, the river and wildlife, and the close proximity to Dover and Wilmington.

The public participation meeting participants expressed various concerns and ideas for improvement regarding Little Creek and the surrounding area. It was mentioned that there needs to be better recreational opportunities for youth. Attendees of the meeting expressed uneasiness about being on the explosive route to the Dover Air Force Base and mentioned the need for an accident prevention plan and a disaster plan. Participants were also concerned about town and farmer relations. They want to improve code enforcement with the help of the county and state, while encouraging more coordination with local landowners.

Regarding the environmental situation in and around the town, attendees expressed concern about the future of the river and wildlife, along with stormwater management, mosquito control, and channel dredging. Some ideas to resolve these problems include property cleanup efforts to beautify the town, placing emphasis on the town's maritime heritage, redeveloping Port Mahon and the river, and doing something with the former Laughing Gull bar site located on the south side of town.

Transportation issues were another area of concern for those attending the public participation meeting. The lack of elderly transportation was mentioned, along with the idea to improve public transportation by making more than just Paratransit available to Little Creek residents. The opportunity and effects associated with making Route 9 into a Historic National Park and Scenic Highway Designation concerned many residents, as did problems associated with recreational traffic, and the conditions with Port Mahon Road.

1-5. Little Creek's Planning Goals and Vision

1-5a. Planning Goals

Goal: To maintain Little Creek's small-town atmosphere and rural setting through the adoption of appropriate zoning and land use ordinances.

Goal: To preserve Little Creek's rural atmosphere by balancing the protection of rural land with the needs of town residents.

Goal: To ensure the protection of natural resources for the enjoyment and health of existing and future residents of Little Creek and the surrounding region.

Goal: Improve stormwater drainage and reduce the number of mosquitoes in town through the implementation of environmental restoration practices.

Goal: To restore and maintain the river so that it becomes usable to town residents.

Goal: Encourage homeownership in the Town of Little Creek.

1-5b. Vision for Little Creek

Little Creek is a historic, small town with a rich maritime heritage that will maintain its small town character while allowing for modest growth and redevelopment that is consistent with its rural surroundings.

CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY

2-1. Town Governance, Land Use Planning and Regulation Process

The Town of Little Creek was incorporated March 23, 1899 by the Delaware General Assembly. A five member Town Commission governs the Town and elections are held the first Saturday in March. Commission members are elected for terms lasting two years each. In every even numbered year there is an election for three commission members, and in each odd numbered year there is an election for two commission members. The minimum requirements for holding office are being above age 21, owning real estate within Little Creek, being a non-delinquent payer of taxes to the Town of Little Creek, and a town resident for at least two years.

The Little Creek Fire Hall, located on Main Street, serves as the town hall where public meetings are held. Various different organizations, including the town of Little Creek, Kent County, the State of Delaware, and private contractors, meet the town services needs in Little Creek.

The Town Council conducts town business, but Kent County is currently responsible for giving final approval to new buildings, permits, subdivisions and development projects, after the projects have been reviewed first by the town of Little Creek. Building projects must follow the currently adopted county code. Little Creek currently does not have a zoning ordinance. One of the purposes of this planning effort is to begin the process of adopting land use regulations for the town.

The Little Creek Town Charter serves as the guiding legal document for the town. While it is a valuable source of information, Section 2 of the charter has become outdated. Section 2, which describes the town's boundaries and street names, needs to be revised and updated in order to be of further value to the local officials and town residents.

2-1a. Recommendations, Town Governance, Land Use Planning and Regulation Process

1. Plan Adoption. It is recommended that Little Creek adopt this plan and seek certification through the Office of State Planning Coordination. This plan will serve as a unified advisory document regarding land use and growth issues in Little Creek, and as the basis for zoning and land use regulations in the town.

2. Develop Land Use Regulations. In order for the town to have some say in how land is developed and used, it is recommended that Little Creek develop zoning or other land use regulations once the plan is adopted. These regulations must be in place within 18 months of plan adoption according to state law. The land use regulations should address coordination with other agencies, permitting, design, and compliance with relevant environmental regulations such as stormwater management and wetlands protection.

3. Develop the capacity to administer land use regulations. When developing the town's land use regulations, Little Creek should address the capacity to administer those regulations in a fair and consistent manner. Due to the fact that the town does not have any staff, it is recommended that Little Creek evaluate the feasibility of assistance from another level of government (such as Kent County) or from a private consultant.

4. Evaluate governance capabilities. Currently, the town does not have any town staff. It important that Little Creek periodically evaluate the need for any employees or additional contractual services to carry out the town's planning objectives and to continue to provide adequate levels of services for residents.

5. Revise and modernize the Town Charter. Section 2 of the Little Creek Town Charter, which describes the town boundaries and street names, is outdated and needs to be revised and modernized. Little Creek needs to reconcile the street names listed in the Town Charter with the names that are actually being used, as well as revise and modernize the description of the town's boundaries. The correct information needs to be amended to the Town Charter.

2-2. Demographics, Future Population, and Housing Growth

Data on population, demography, and housing and economic conditions in Little Creek are outlined in the following section, along with appropriate comparisons to Kent County and the State of Delaware.

The United States Census has been the primary data source, with information taken from Summary File 1 (SF-1) and Summary File 3 (SF-3). SF-1 is a direct information count considered to be very reliable, while SF-3 is an estimate based on sample data, which is less accurate for towns like Little Creek with very small populations.

2-2a. Population and Housing

The U.S. Census is intended to be a count of all persons, though errors, omissions, and over-counts undoubtedly occur. While small errors have minimal effect on large populations, the same inaccuracies significantly impact small populations, such as Little Creek, creating questions regarding the data's validity.

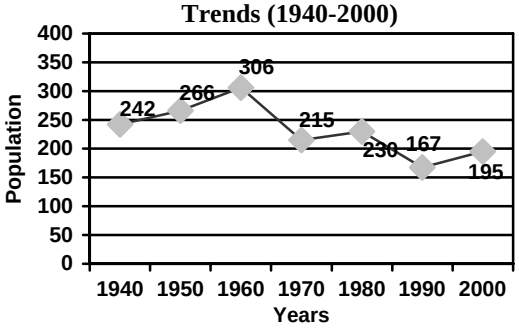
The information presented about Little Creek, especially from Summary File 3, is subject to error and should be taken with "a grain of salt." Additionally, factors ranging from government policies to economic conditions can alter trends and eventually effect population projections. However, the statistics are included for the value gained by comparing them to state and county level data to illustrate demographic and population trends.

A review of information collected through the US Census indicates that from 1940 to 2000, while the population in Delaware and Kent County has steadily increased, the population in Little Creek has fluctuated with an overall decrease in population. The town's population peaked in 1960 at 306 persons.

The 1990 Census reported 167 people living in Little Creek and the 2000 Census data shows Little Creek's population increased by 28 individuals or 17%. During the same time frame, Kent County's population grew from 110,993 to 126,697, an increase of 14%. Additionally, the state's population grew by 18% from 666,168 in 1990 to 783,600 in 2000. Little Creek's total population in 2000 was 195 individuals, of which 47% were male and 53% were female.

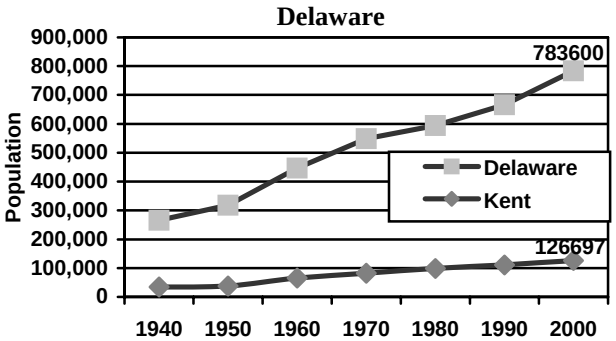
The following charts show the population trends for Little Creek, Kent County, and the state. Chart 1 shows the population for Little Creek from 1940 to 2000. Chart 2 shows the population trends for Kent County and the State of Delaware during the same time period.

Chart 1. Little Creek Population Trends (1940-2000)



Source: US Census 1940 – 2000.

Chart 2. Population for Kent County and Delaware



Source: US Census 1940 – 2000.

2-2b. Population Projections

Population projections for areas as small as the Town of Little Creek are very valuable in planning for future growth but are extremely difficult to calculate since a single large housing development could have a significant impact on the town's rate of growth.

The population projections in Table 2 have been prepared using the 2000 US Census information and growth rates from the Delaware Population Consortium estimates for population growth in Kent County, under the assumption that Little Creek will grow at a rate similar to the rate Kent County is projected to grow.

Table 2. Future Population Projections

Population Projections by Year							
Year	2000	2005	2010	2015	2020	2025	2030
Kent County	127,085	138,349	146,259	152,797	158,986	164,261	168,340
Little Creek	195	212	224	234	244	252	258

Sources: Delaware Population Consortium Annual Population Projections, 2004. US Census 2000, SF-1. OSPC Projection.

As previously mentioned, some US Census information can be inaccurate for towns as small as Little Creek. This appears to be the case regarding the total housing unit count found in the 2000 Census for Little Creek. For this reason, the housing projections below are based off the April 2005 Land Use Survey, which showed 87 housing units in Little Creek. The growth rate used in Table 3 is the Delaware Population Consortium's estimate for household growth in Kent County, under the assumption that Little Creek will have a household growth rate similar to that of Kent County.

Table 3. Housing Projections

Housing Projections by Year						
Year	2005	2010	2015	2020	2025	2030
Little Creek	87	93	98	102	106	109

Source: Delaware Population Consortium Annual Population Projections, 2004. Town of Little Creek Land Use Survey, 2005. US Census 2000, SF-1. OSPC Projection.

These projections show Little Creek's population increasing to 234 by the year 2015 and to 258 by the year 2030. This population increase would create the need for approximately 11 new houses by 2015 and 22 new houses by 2030.

Another way to project population is to calculate how many people a full build-out of Little Creek's developable land would contribute to the population. Full development of agriculture and open space parcels in the north of town would result in 9 new homes, in addition to the two homes that are currently being built. Assuming these 11 homes have an average household size of 2.24 people, once all these homes are occupied the total population in Little Creek would increase by around 25 people, bringing the total population to 220. Combining the build-out analysis with the population projections show that unless there is future annexation, all available land in Little Creek will be fully developed by approximately the year 2015.

It is important to note, however, that a single large development could drastically alter the town's population. The current housing density in Little Creek is approximately 3.75 dwelling units per acre, and the average household size is 2.24 persons per household. If the 54-acre parcel north of town where to be annexed by Little Creek and developed at a similar density to that already existing in town, assuming the same average household size currently present in Little Creek, this annexation area would potentially accommodate 202 new homes and 453 new residents.

2-2c. Position on Population and Housing Growth

Little Creek is small community located in a rural area of eastern Kent County between actively farmed agricultural land and environmentally sensitive wetland areas. The town has no central water system and is not situated in a location conducive to substantial future growth. Little Creek is interested in encouraging homeownership among town residents, and will support modest housing growth and development on available land located within the town's boundaries that will further their goal to preserve the historic nature and feel of the town.

2-2d. Racial Composition

In 1990, Little Creek was very homogeneous with a 99% white population, contrasting Kent County and the State of Delaware who had populations of 79% white and 80% white respectively, as seen in Table 4.

Census 2000 data indicates that Little Creek became more diverse during the 1990's as the white population as a percentage of the total population decreased from 99% in 1990 to 91% in 2000. During the same period, the black population rose from 0% in 1990 to 7% in the year 2000. Little Creek is still more homogeneous than Kent County and the State of Delaware, which also are becoming more diverse, as seen in Table 4.

Table 4. Racial Composition of Little Creek, Kent County and Delaware

Race	Little Creek		Kent County		Delaware	
	1990	2000	1990	2000	1990	2000
White	99%	91%	79%	73%	80%	75%
Black	0%	7%	19%	21%	17%	19%
Other	1%	2%	3%	6%	3%	6%

Source: US Census 1990 & 2000, SF-1. The Kent County 1990 percentage does not equal 100 due to rounding error.

2-2e. Age Profile

Census 2000 indicates that the median age of a Little Creek resident is 33.8 years, slightly younger than that of Kent County (34.4 years) and of Delaware (36.0 years). Table 5 shows the age distribution for Little Creek, Kent County, and Delaware.

Table 5: Age Profiles for Little Creek, Kent County, and Delaware, Census 2000

	Town of Little Creek		Kent County		State of Delaware	
Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<5	18	9.2%	9,138	7.2%	51,531	6.6%
5-9	21	10.8%	9,703	7.7%	55,813	7.1%
10-14	17	8.7%	10,063	7.9%	55,274	7.1%
15-19	12	6.2%	9,843	7.8%	55,632	7.1%
20-24	9	4.6%	8,610	6.8%	51,665	6.6%
25-34	24	12.3%	17,160	13.5%	108,840	13.9%
35-44	33	16.9%	20,560	16.2%	127,601	16.3%
45-54	19	9.7%	15,805	12.5%	103,999	13.3%
55-59	6	3.1%	5,966	4.7%	39,320	5.0%
60-64	4	2.1%	5,048	4.0%	32,199	4.1%
65-74	23	11.8%	8,420	6.6%	56,415	7.2%
75-84	7	3.6%	4,844	3.8%	34,762	4.4%
85+	2	1.0%	1,537	1.2%	10,549	1.3%

Source: 2000 US Census; SF-1.

Since the 1990 Census, a substantial change has occurred in Little Creek's child population (ages 0-17). In 1990, the total child population in Little Creek was about 21% of the total population, slightly less than both Kent County (27%) and the State of Delaware (25%). The 2000 Census indicates that the child population as a percentage of the total population in Little Creek increased significantly over the past decade to 34%, while over the same time period the child population as a percentage of total population in Kent County and the state remained unchanged.

2-2f. Educational Attainment

The average education level of Little Creek's population age 25 or older differs from that of the residents of Kent County and the state, as seen in Table 6. According to the 2000 Census, 72% of Little Creek residents 25 years of age or older have at least completed a high school education, compared to

79% of Kent County residents and 83% of Delaware residents. Table 6 also shows how the percentage of Little Creek residents age 25 or older who have earned a bachelor's degree or higher differs from that of Kent County and the state.

Table 6. Educational Attainment for Little Creek, Kent County, and Delaware, 2000.

	High School graduate or higher	Bachelor's Degree or higher
Little Creek	72%	2%
Kent County	79%	19%
State of Delaware	83%	25%

Source: 2000 US Census, SF-3

2-2g. Housing

Table 7 compares Little Creek's total housing unit changes to those of Kent County and the State of Delaware, as recorded by the U.S. Census Bureau. Little Creek experienced little growth from 1970 to 1980, during which time the housing stock in both Kent County and the State of Delaware increased significantly. From 1990 to 2000, there was a net loss of 13 dwelling units in Little Creek, a decrease of 15%, contrasting the positive housing growth rate in Kent County (20%) and Delaware (18%). Changes in the state and county are consistent with population trends during the same time period, while the inconsistency seen in Little Creek's population growth and housing decline is likely due to US Census errors.

Table 7. Dwelling Units in Little Creek, Kent County, and Delaware, 1970-2000

Year	Little Creek	Change	Kent County	Change	Delaware	Change
1970	61*	***	25,242	***	180,233	***
1980	64*	5%	35,354	40%	238,611	32%
1990	87	36%	42,106	19%	289,919	22%
2000	74	- 15%	50,481	20%	343,072	18%

Sources: US Census 1970 – 2000. SF-1, SF-3. *These numbers were estimated from "year structure built" census data.

As previously noted, US Census results for Little Creek are likely to be inaccurate due to the extremely small population size. A field survey of housing units in April of 2005, conducted by State Planning Office and UD staff, demonstrated that there were approximately 87 residential dwellings in Little Creek. Thus, any recorded loss in housing stock since 1990 was either a miscalculation, or has been offset by new dwelling units built in town since the 2000 Census.

Type of Housing Stock

Table 8 and Table 9 summarize changes in the types of housing in Little Creek, Kent County, and the state. In 1990, 76% of all housing in Little Creek was single family housing, which was significantly higher than the same types of units in Kent County (57%) and in the State of Delaware (54%).

Census 2000 reported the total housing units in Little Creek decreased by 19 from 1990 to 2000, but the percentage of single family detached housing units increased slightly from 76% to 81%. Similarly, both Kent County and Delaware experienced increases in the number of single-family detached dwellings as a percentage of the total housing units during the ten-year period. Between 1990 and 2000, Little Creek experienced a decrease in the number of mobile homes in town (from 13 to 5 mobile homes). During the same period, the percentage of mobile homes making up the total housing stock also decreased in both Kent County and the state.

Table 8. Composition of Housing in Little Creek, Kent County, and Delaware in 1990

Housing Type	Little Creek		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	66	76%	23,845	57%	156,013	54%
Single Family, Attached	5	6%	3,069	7%	40,161	14%
Multi –Family	1	1%	6,005	14%	56,679	20%
Mobile Homes	13	15%	8,875	21%	34,944	12%
Other	2	2%	312	1%	2,122	1%
Total	87	100%	42,106	100%	289,919	101%

1990 US Census, SF-1. Note the State of Delaware percentage does not equal 100 due to rounding error.

Table 9. Composition of Housing in Little Creek, Kent County, and Delaware in 2000

Housing Type	Little Creek		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	55	81%	29,502	58%	191,688	56%
Single family, Attached	2	3%	4,230	8%	48,340	14%
Multi –Family	6	9%	7,324	15%	64,128	19%
Mobile Homes	5	7%	9,392	19%	38,281	11%
Other	0	0	33	0.1%	635	0.2%
Total	68	100%	50,481	100%	343,072	100%

2000 US Census, SF-3.

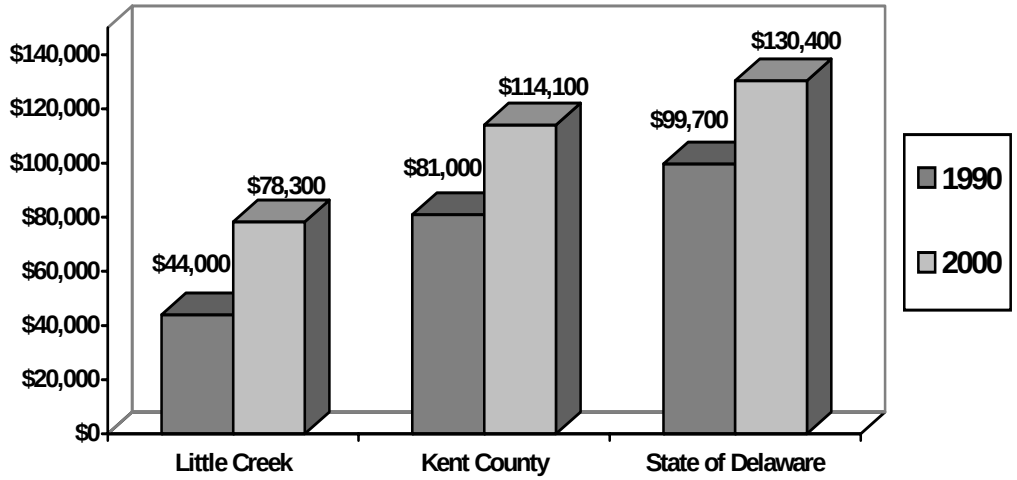
It should be noted here that the total number of housing units in Little Creek varies between Tables 8 and 9 largely as a result of census errors due to the small population size of Little Creek. Please keep in mind that there are actually about 87 residential dwellings in Little Creek as of April 2005.

Housing Pipeline
Development activity in and around Little Creek is minimal. There are no known plans for future housing projects, and there are currently two homes under construction.

Age of Housing Stock
Little Creek has retained many of its older structures. The 2000 Census reports that 56% of Little Creek's houses were built before 1939, while 79% of the town's structures were built before 1959. Kent County and Delaware have relatively younger housing structures, with the median year structures were built being 1976 and 1973 respectively.

Housing Value
Chart 3 compares Little Creek's 1990 and 2000 median housing value with housing values in Kent County and the State of Delaware. With a value of owner-occupied housing units of $44,000 in 1990 and $78,300 in 2000, Little Creek has a lower median housing value than found in Kent County ($81,000 in 1990 and $114,100 in 2000) and Delaware ($99,700 in 1990 and $130,400 in 2000).

Chart 3. Median Housing Values for Little Creek, Kent County, and Delaware, 1990 & 2000

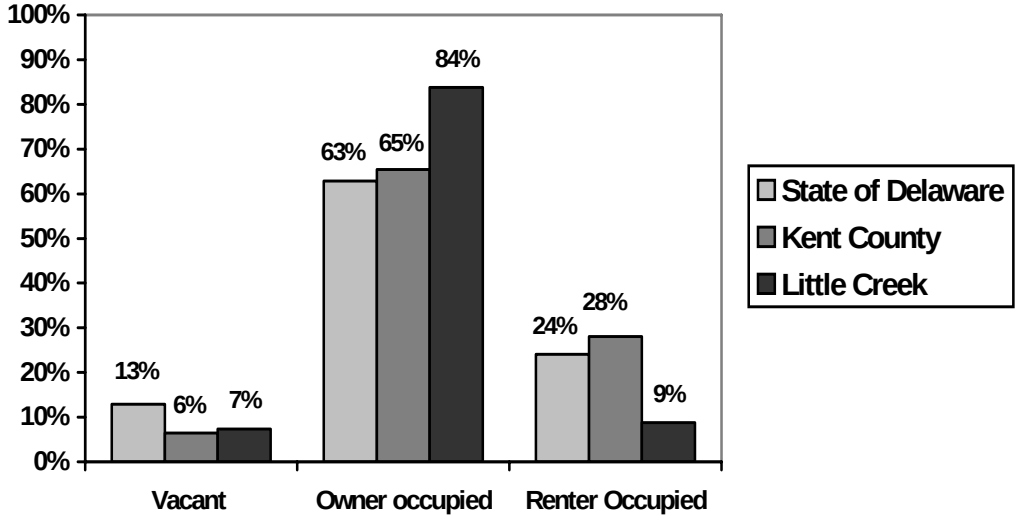


Source: 1990 and 2000 US Census, SF-3.

Ownership and Vacancy

Chart 4 compares the proportion of vacant units, owner-occupied units, and renter occupied units found in Little Creek with those in Kent County and the state. As seen from the chart, Little Creek fares quite well with fewer renters and more homeowners than in Kent County and Delaware. Little Creek posts a vacancy rate higher than Kent County and lower than the state.

Chart 4. Ownership and Vacancy Rates for Little Creek, Kent County, and Delaware, 2000



Source: 2000 US Census SF-3.

2-2h. Economic Profile

This section discusses economic information for Little Creek, Kent County, and Delaware. Little Creek's median income in 1999 was $39,375, 4% lower than the median household income in Kent County ($40,950) and 17% lower than that of the state ($47,381).

Census information indicates Little Creek has a higher percentage of households receiving Social Security and retirement than Kent County or the state. 38% of households in Little Creek receive Social Security income, while the number for the county and the state are 26% and 27% respectively. More Little Creek residents receive retirement income (38%) than Kent County (22%) and the state (21%). 19% of Little Creek residents are below the poverty line, compared to the state average of 9%, but no seniors (65+) in Little Creek live below the poverty level and no Little Creek residents receive public assistance.

Table 10. Selected Income Data for Little Creek, Kent County, and Delaware, 2000 Census

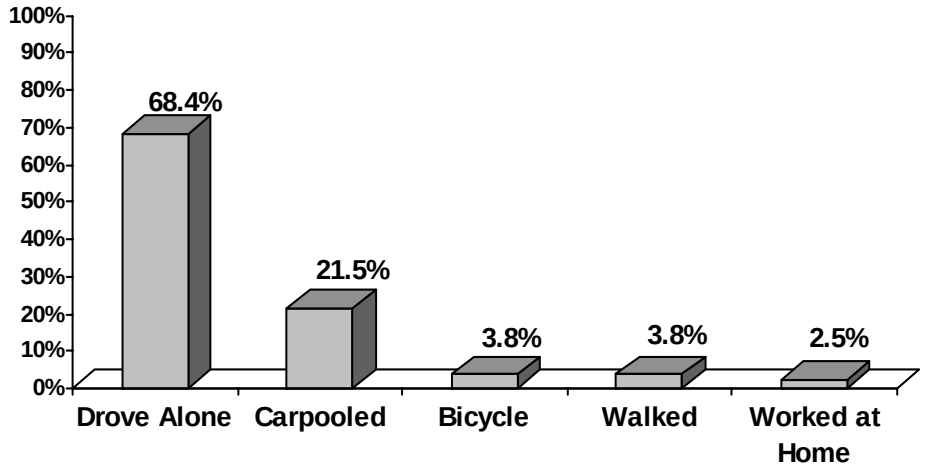
Income Category	Little Creek	Kent County	State of Delaware
Median household income	$39,375	$40,950	$47,381
% of households with wage and salary income	73%	80%	79%
% of households with Social Security income	38%	26%	27%
Mean Social Security income	$10,733	$10,880	$11,997
% of households w/ retirement income	38%	22%	21%
Mean retirement income	$10,310	$16,014	$17,871
% of households with public assistance income	0%	3%	3%
Mean public assistance income	0%	$2,479	$2,516
% of population below poverty level	19%	11%	9%
% of seniors (65+) below poverty level	0%	9%	8%

Source: 2000 US Census, SF-3.

Of the 132 residents over the age of 16 living in town, 85 persons or 64.4% are part of the work force[3], and 47 persons or 35.6% are not part of the work force. Of those residents who are part of the work force, 6 persons or 7.1% were unemployed at the time of the 2000 Census.

Chart 5 shows the number of residents in Little Creek that commute daily to work.

Chart 5: Method of Commuting to Work for Little Creek Residents, 2000



Source: US Census, 2000; SF-3.

[3] Residents who are either employed or who are seeking employment.

Table 11 shows that workers in Little Creek take part in a variety of industries, the most prevalent of which is public administration (18%). Retail (16%) and construction (15%) are also popular employment fields.

Table 11: Industry of Workers 16 years and older

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining:	6	8%
Construction	11	15%
Manufacturing	2	3%
Wholesale trade	4	5%
Retail trade	12	16%
Transportation and warehousing, and utilities:	5	7%
Information	0	0%
Finance, insurance, real estate and rental and leasing:	4	5%
Professional, scientific, management, administrative, and waste management services:	4	5%
Educational, health and social services:	7	10%
Arts, entertainment, recreation, accommodation and food services:	3	4%
Other services (except public administration)	2	3%
Public administration	13	18%
TOTAL	73	99%

Source: 2000 US Census, SF-3. Note the total percentage does not equal 100 due to rounding error.

2-2i. Conclusion

The population and demographic information derived from the US Census is highly variable due to the extremely small population size in Little Creek. However, when compared to similar data at the county and state level, some interesting trends emerge. The average level of education in Little Creek is lower than the county, but the percentage of residents in Little Creek who own their own home is higher than that of the county. While the state and county experienced substantial increases in their housing stock from 1990 to 2000, Little Creek experienced little or no growth. From 1990 to 2000, the child population in Little Creek grew at a much faster rate than average, and Little Creek's median age was lower than the county and state average.

2-3. Environmental Features

The Town of Little Creek is located a few miles west of the Delaware Bay and is surrounded by protected wetlands and actively farmed agricultural land. The south end of Little Creek consists largely of wetlands, with the Little River forming the town's southern boundary. The entire western town boundary of Little Creek is located on an agricultural district that runs along the west side of Route 9. Just east of Little Creek are protected farmlands that have sold their development rights.

Land bordering the west and east side of Little Creek is generally good or excellent groundwater recharge areas. Little Creek is located in the Little River Watershed, and a large portion of the land within the town boundaries is good or excellent groundwater recharge area, with nearly half of the town's incorporated land being excellent for recharging groundwater. The town relies on the unconfined

aquifer for their water supply. Little Creek's land is relatively flat and close to sea level, with the average elevations in the town approximately 5' to 15' feet above sea level.

2-3a. Floodplains and Wetlands

Located in close proximity to the Delaware Bay, it is no surprise that Little Creek contains both wetlands and flood plains. The flood plain follows the Little River, and the majority of town south of Port Mahon Road is located within an AE classified flood zone. According to the *Flood Insights* website, the AE zone is an area subject to 100-year flooding. The southeastern corner of town is part of a VE zone. The VE zone is similar to the AE zone, except that the VE zone is subject to velocity hazard (wave action).

The southeastern town boundary is located along a tidal wetland that comes from the bay and continues along the Little River basin. While there are no nontidal wetlands located within the town limits, there are such areas located in close proximity to the town. Wetlands are protected by Federal 404 provisions of the Clean Water Act. In Delaware, nontidal and tidal wetlands are regulated under this act; however, tidal wetlands are accorded additional and stringent regulatory protection under Title 7 Chapter 66 provisions of the Delaware State Code. With so much of the town located in the flood plain and wetland areas, development and redevelopment projects need to be designed to protect these areas.

The Federal Emergency Management Agency (FEMA) is the government agency responsible for regulating flood plain areas. Their regulations state that once a town located in a flood plain has an approved flood plain ordinance, FEMA will then provide a map of the municipality showing exactly which land parcels are part of the flood plain. Residents will then be eligible to purchase flood insurance, which is required by many mortgage loans. Little Creek does have a flood plain ordinance, which is administered by Kent County, qualifying the town to be officially documented by FEMA on the flood plain map.

When FEMA updated their 1992 maps in 2003, the new map showed the flood plain in Little Creek shifted so that more residents were included in the flood plain than was originally the case. The main issue at hand is regarding the true location of the 9' elevation contour since land above this elevation is not part of the flood plain. Residents are concerned with the validity of the change and want to make sure that the change is accurate.

For Little Creek residents to effect a change in the 2003 FEMA map, they would have to provide FEMA with accurate electronic data from a certified source. This could be done by hiring a consultant to use the aerial photographs recently taken of Kent County to determine the elevations in and around town. Another option would be to hire a surveyor to evaluate the town's elevation through the use of existing documents and geo-referencing known elevation points. While the former is a very effective method for large areas of land, it might be less costly for a town the size of Little Creek to take the later approach.

2-3b. Soils

The *USDA-NRCS Soil Survey for Kent County, Delaware (1971)* shows the majority of soil in and around Little Creek was formed over older, sandy sediments and is part of the Matapeake Series. Most of the land composed of Matapeake silt loam in Little Creek has slopes from 0 to 2 percent. This soil type doesn't have many limitations and is suited for all county grown crops. Throughout the town there are some pockets of Matapeake soil with 2 to 5 percent slopes that need moderate care to minimize land erosion, while there are other areas that have excess wetness and need to be drained to grow some crops.

The soil in the south part of Little Creek is part of the Tidal Marsh region. The soil in these areas are often exposed to salt water flooding and are composed of stratified sand and clay, often with thick peaty layers. This land is unsuitable for farming and often serves as a home for wildlife. Furthermore, the marsh areas place severe constraints on development.

The soil types that are present in smaller amounts near Little Creek are Othello soils, Sassafras soils, and Woodstown soils. The Sassafras soils are generally good for farming, while Othello and Woodstown soils require some work and have limitations regarding what crops can be cultivated in these soil types.

2-3c. State Wildlife Areas

East of the Town of Little Creek is the Little Creek Wildlife Area, as seen in Map 9. This area is rich in wildlife recreational activities, and there's a refuge located in the southern portion of the wildlife area. Many people enjoy hunting here and are aided by 15 duck blinds and 4 deer stands. The Little Creek Wildlife Area is also one of the most popular places around for bird watchers.

2-3d. The Little River

River Access
The Little River is a valuable asset to the town. In order to fully utilize this asset, the town has expressed interest in pursuing a project that would provide recreational access to the Little River. Such a project would potentially include a walkway leading to a small dock/ramp for launching small boats.

Over the past few decades, the Little River has been dredged on more than one occasion, and the U.S. Corps of Engineers helped with the most recent dredging project in 1981. The river has once again become silted in and has lost most of its potential for economic and recreational uses. Littered with pilings that are almost completely submerged, the river has also lost much of the beauty it once had. Susan Love and Dave Carter of the Delaware Coastal Programs Section, Laura Herr of the DNREC Wetlands and Subaqueous Lands Section, and Wayne Lehman of the DNREC Fish and Wildlife Division were consulted regarding the Little River's past and what's in store for it in the future.

Port Mahon Beach Replenishment
Pending federal funding, the Port Mahon Road area is the proposed site of a major beach replenishment project. Sand would come from regular channel maintenance dredging, rather than from the controversial channel deepening project. All the reports and studies have been completed and the project is merely waiting funding, but there's no indication about when the funding will be available. This project would create valuable wildlife habitat and protect the road.

Port Mahon Boat Ramp
There is a public boat ramp at Port Mahon, at the mouth of the Port Mahon River. During the planning process some have suggested moving the ramp to Little Creek as a justification for dredging the river. There is extensive support to keep the Port Mahon boat ramp in its current location. The roadway is needed to serve the Dover AFB fuel facilities. The ramp itself is important to the commercial fishing industry, along with many recreational uses. Moving this ramp to any location not directly on the bay would not be supported by the state because of how boats would disturb the surrounding habitat as they traveled to and from the bay. Furthermore, having the boat ramp on the bay makes it easier for boats to load, unload, and turn around, all of which would be difficult at a small boat ramp located on a small tributary some distance from the bay. The Port Mahon boat ramp is not likely to be moved, and the

beach replenishment will keep it viable for years to come. Subsequently, any Little River restoration project would be considered on its own merits, under the assumption that the road and boat ramp at Port Mahon will remain in place.

State Wildlife Areas
The path of the Little River from the Town of Little Creek to the Delaware Bay flows directly through protected wildlife areas. The state has land holdings throughout the area, including tidal marsh and impounded wildlife areas. These areas have recreational uses for hunting and fishing, as well as environmental uses to control mosquitoes and improve wildlife habitat. Delaware actively manages these areas in an effort to create the best habitat possible for local plant and animal species. These areas may be negatively affected by increased boat activity along the Little River.

Improving Navigability in the Little River
Many residents have stated their desire to dredge the Little River for economic, recreational, and environmental reasons. For the Little River to be considered for dredging, an impact analysis would have to be conducted to evaluate how the nearby wildlife areas would be affected by the project. The analysis would evaluate everything from the impacts on plant and animal species, to the composition of the silt and locations where the silt could be deposited. In addition to the primary impacts of dredging the river, secondary impacts would also need to be considered in this analysis. These impacts would include erosion due to increased boat traffic and the adverse affects of motorboat noise on the wildlife. It was estimated that the impact analysis could potentially cost approximately $100,000 to conduct, and there would still be the high probability of being denied the permits necessary to go forth with the project.

Once an impact analysis has been completed to determine if dredging the Little River would be environmentally permissible, a cost-benefit analysis would then be conducted to see if the benefits generated from the project would offset the costs. While it is difficult to estimate the costs of dredging the Little River without a thorough analysis, a rough estimation is that it would cost about $500,000. The frequency with which maintenance dredging would be required would also be considered.

Little River Pilings
The deteriorating pilings in the Little River just east of the Town of Little Creek have negative impacts on the environment and the beauty of the river. Some of the pilings were originally treated with chemicals that are harmful to the environment. Although removing the pilings would create negative, short-term environmental impacts, the long-term benefits of having the pilings gone would make this a worthy project to pursue. DNREC would encourage removing these pilings and funding assistance may be available.

Wetlands Permits
The south end of Little Creek is surrounded by wetlands, making it difficult to access the Little River without penetrating these protected areas. While it is not impossible to get a wetlands permit, it is still very difficult. The only two exceptions are for public projects and for “water dependent” activities. Public docks, walkways leading to docks, and small boat launch areas are the types of projects that would be eligible for permits.

2-3e. Total Maximum Daily Loads (TMDLs)

DNREC is currently running a program known as "Total Maximum Daily Loads" or TMDLs. The goal is to reduce the total maximum daily load of nutrient pollution that enters into watersheds throughout the state. A Total Maximum Daily Load (TMDL) is the maximum level of pollution for which a water quality limited water body can assimilate without compromising use and recreational goals such as swimming, fishing, drinking water, and shell fish harvesting. TMDLs are currently undergoing development for the Little Creek watershed and should be completed by December 2006. To that end, DNREC recommends best management practices (BMPs) for all land uses. Pollution Control Strategies being developed by DNREC will help pinpoint some of these BMPs. Some BMPs that will help to reduce both nonpoint source and point source pollution include conservation design and the removal of septic systems.

2-3f. Recommendations, Environmental Features

1. Work with DNREC and FEMA to update the floodplain map. Little Creek residents would benefit from topographic maps that accurately reflect where the floodplain actually is located. The Town of Little Creek should work with DNREC and FEMA to update the floodplain information with new topographic maps and survey information.

2. Remove the pilings from the Little River. The Town of Little Creek should make it a priority to contact DNREC and secure their help to remove the deteriorating pilings from the Little River. This will improve the river's aesthetics and remove a potential hazard to navigation.

3. Develop a plan to provide residents and visitors access to the Little River. Recreational access to the Little River is important to the residents of Little Creek. Public input should be gathered and conceptual plans should be developed based upon residents' priorities and resource and permitting limitations. Based upon information gathered so far, plans could include a walkway, fishing area or small launching area for non-motorized boats.

4. Conduct a feasibility study for improving navigation in the Little River. Residents have expressed interest in restoring navigation access to the Little River. A feasibility study should be conducted that includes: navigation and use needs of residents and visitors; background data and information about current use and water depths, fish and wildlife and water quality concerns; alternatives and cost estimates for improving navigability, and a cost-benefit analysis. Decisions as to whether the town wishes to pursue navigation projects should be based upon the outcome of the feasibility study.

5. Protection of ground water resources. Because the town relies on a surficial confined aquifer, it is important the town work with DNREC to protect the integrity of this resource.

6. Establish regulations for buffering wetlands. Work with DNREC to develop environmental regulations that would create a wetlands buffer.

2-4. Future Land Use

The Town of Little Creek contains a diverse variety of land uses, as described in Section 1-3. While the majority of land uses in the town are residential or agricultural, there are a number of properties devoted to commercial and institutional purposes. The future land uses for the town are shown on Map 8. The

following is a description of each land use category and the policies that will guide the town when implementing land use regulations and future development proposals in each area. The Future Land Use plan comprises both the written policies and the map, and neither should be used without consulting the other.

2-4a. Growth inside Little Creek

There are currently about 24.7 +/- acres of land that is vacant or in agricultural use inside the town boundaries of Little Creek, representing roughly half of the total area of the town. While not all of this land is available for development due to environmental constraints, it does represent a substantial amount of land that can be developed for residential or commercial uses. The Town of Little Creek will consider the development of these lands consistent with the Future Land Use Plan described in this section and within the constraints of the utility infrastructure described in Section 2-6.

2-4b. Residential Land Uses

The majority of the town is designated for future residential land uses. This generally includes all lands that were found to contain existing single family homes or mobile homes and lands that are currently in agricultural production. It is the intent of the town that these areas will either remain as single family homes or mobile homes or be developed from agricultural use into housing that is consistent with the character of the town. Here are some general policies that will guide residential land uses in Little Creek:

- The preservation and rehabilitation of existing homes in Little Creek is encouraged.
- Homeownership will be encouraged throughout town.

2-4c. Commercial Land Uses

The majority of commercial uses in Little Creek are located along Main Street in the southern part of town. The future land use plan proposes to concentrate the town's commercial activity in the southern part of town. The sole commercial property in the north of town will remain commercial until ownership changes, at which time it will conform to the surrounding area by reverting to residential use. There are only a few commercial properties currently in town, and future commercial uses will be encouraged to occupy the southern end of town in order to form a contiguous commercial district and separate these uses from residential uses in town. Here are some general policies that will guide commercial properties in Little Creek:

- Existing commercial uses will be allowed to continue to operate.
- Although no large-scale, regional retail uses are expected, it is desirable to promote restaurants, retail stores, and recreational and maritime businesses that provide needed goods, services, and jobs to the town.

2-4d. Institutional Land Uses

There are a number of institutional uses in town. It is the intent of the town to encourage their continued operation and role in the community by designating them for future institutional purposes. The institutional properties include the church, the Little Creek Fire Hall, the Old Stone Tavern,[4] and the Little Creek Post Office. Here are some general policies that will guide institutional land uses in Little Creek:

- Existing institutional properties will be encouraged to continue their roles in the community and be allowed to grow and expand in a reasonable fashion that is consistent with the character of Little Creek.
- New institutional uses will be considered through a conditional use process.

2-4e. Cottage Industries

The residents of Little Creek have a strong entrepreneurial spirit, which is seen in numerous home-based businesses throughout the town. Often called "cottage industries," these are small-scale businesses run out of residents' homes. While not specified on the land use map, these businesses do have a presence in town. Little Creek wants to encourage cottage industries, while ensuring that it will not infringe on the rights of other residents. Here are some general polices that will guide cottage industries in Little Creek:

- Cottage industries are encouraged to promote entrepreneurship and self sufficiency among the residents of Little Creek.
- Cottage industries should be regulated by the future land use regulations in Little Creek, perhaps as a "conditional use" allowed in all zones.
- When the town is developing the future land use regulations, they should define some parameters that will guide the establishment and operation of cottage industries. The parameters should include, but not be limited to, noise and parking regulations, storage requirements for heavy equipment, and requirements for hours of operation. The goals of these parameters will be to ensure that cottage industries are compatible with their neighbors but still have the flexibility to operate and flourish economically.

2-4f. Recommendations, Future Land Use

1. Follow the Land Use Policies in Section 2-4. Little Creek should follow the land use policies listed in this section when considering any land development application and when developing the land use regulations.

2. Follow the recommended land uses shown on Map 6. Map 6, Future Land Use, is an integral part of this plan. In practice and use, both the text in this plan (specifically in Section 2-4) and Map 6 should be used in conjunction with one another when making any land use determinations.

[4] The Old Stone Tavern is a historic building that is now used for government offices.

2-5. Growth and Annexation

2-5a. Little Creek Town Boundaries

Before annexation to the Town of Little Creek can seriously be considered, the town's boundaries must be clearly defined. Originally, the town's southern boundary was the center of the Little River. As is often the case with flowing bodies of water, the river has meandered; subsequently, the town's southern boundary would no longer be in the center of the river. Another problem with the town's boundaries is that part of the southwest boundary is, according to the Town Charter, a post and wire fence. Since the post and fence referred to no longer exists, an evaluation needs to be done to determine what exactly the town boundaries are before future annexation can be considered. This is also an important project to complete for the benefit of existing land owners in Little Creek, since deeds may currently reference the "town boundaries." Surveyors may have difficulty in determining those boundaries without some clarification by the town.

The town may take the following steps in order to clarify the boundary:

1. Contact the Town Solicitor to get his opinion on the proper course of action. Any clarification of the boundaries should be done in accordance with the Solicitor's advice.
2. Most likely a new boundary description needs to be written, and the new description should be included in the town charter by an action of the General Assembly. There are several options for developing this language:
    a. A least cost option may be to have the Solicitor clarify the existing language.
    b. If the Solicitor is unable to do so, the town could engage an engineer or mapping professional to draft a modern description of the existing boundaries using known geographic features that will not change.
    c. A more costly option would be to hire a surveyor to undertake a new survey of the town boundary and develop a new written description.

2-5b. Annexation

The goal of Little Creek's annexation plan is to provide the opportunity for specified parcels to be annexed into the town boundaries should the owner decide to do so. This option will be open to parcels that are split by the town boundaries and to the commercial properties directly to the south of town. The town's annexation area is shown on Map 7. The following is a description of the two primary annexation areas:

- **Boundary-divided Properties**: The properties along the northeastern boundary of the town, along with one property behind the residential properties that are located directly west of Port Mahon Road, are split by the town boundary or were clearly one larger parcel that is now two parcels in common ownership and use. At the request of the property owner, this annexation plan proposes to bring these properties in town and allow their use as residential properties.
- **Commercial Properties**: Directly south of the Little River and the town limits are three properties that have potential as commercial uses and that will significantly add to the commercial

district that is being formed at that end of town. At the request of the property owner, it is proposed to annex these properties for commercial uses in conjunction with the commercial district that is set forth in the Future Land Use Plan located in Section 2-4.

Table 12 demonstrates the total acreage (less road right-of-ways) that is contained within Little Creek's Annexation Plan and how it will affect the total town acreage:

Table 12: Acreage by Land Use, Little Creek Annexation Plan

Land Use	Acres Proposed for Annexation	Existing Acres	Total Acres
Agriculture	0.0	11.8	11.8
Commercial	5.7	3.5	9.2
Institutional	0.0	3.3	3.3
Parks/Open Space	0.0	1.0	1
Residential	7.2	23.2	30.4
Vacant	0.0	12.9	12.9
Total	12.9	55.7	68.6

Source: GIS analysis of Map 7, Little Creek Plan by UD/IPA

In order to proceed with annexation, the town should have appropriate land use regulations in place. Additionally, the town must follow the procedures outlined in the Town Charter and properly evaluate the impact of the annexation on town revenues and operations before agreeing to the annexation.

2-5c. Areas of Concern

In conjunction with Little Creek's annexation plan, the town has outlined areas they are concerned about. The land located within the area of concern and not included in the annexation plan is not being considered for annexation. The areas of concern define the rural context of the town, and any change in land use or development proposals could seriously impact the town and its character. Little Creek seeks to work with Kent County should any land use change be proposed. The areas of concern are outlined in Map 7.

2-5d. Annexation Policies

Little Creek should use the following policies to evaluate all proposed annexations, regardless of the property's location in the annexation area shown on Map 7.

- Properties which are partially or minimally adjacent to the town boundaries should be evaluated on a case-by-case basis. These parcels may range from small lots to large vacant tracts that are the subject of sizable development proposals. Through annexation, the town may take control of areas that have not traditionally been served by 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.
    - If development is imminent, the desirability of controlling the type of style of development using town codes should be considered.

- The impact of the development on town services and utilities must be evaluated. These impacts *may* include sewer, water, fire services, police service, administrative costs, long-term maintenances of infrastructure, impact of the development on town facilities, and other criteria to be defined by the Council and the Town Manager.
- The property's location within the State Investment Strategies Map should also be reviewed. Parcels within the Primary Developing Area classification should be considered favorably. The state has defined these areas for growth in the near term future and will be most likely to commit to infrastructure improvements in the area. Proposed annexations in the Secondary Developing Areas or in Rural Areas should be approached cautiously. State resources may not be available in these areas, which may greatly increase the financial burden on the town.

2-5e. Recommendations, Growth and Annexation

1. Complete the outlined prerequisites before considering annexation. Before annexation can be considered, the following actions must be completed:

- **Delineate Town Boundary.** As discussed in *Section 2-5a*, Little Creek's town boundary as defined in the Town Charter is outdated. Action needs to be taken to officially define the town boundary.
- **Update Town Charter.** Section 2-1, Recommendation 5, requires the revision and modernization of the Town Charter with regards to the town's boundaries and the street names. These updates should be amended to the charter before annexation is considered.
- **Develop ordinances and regulations.** The ordinances and regulations recommended in Section 2-1 should be in place to guide development before annexation is considered.

2. Follow the Annexation Policies in Section 2-5. Little Creek should follow the annexation policies listed in this section when considering any annexation request.

3. Follow the recommended land uses shown on Map 7. Map 7, Growth and Annexation, is an integral part of this plan. In practice and use, both the text in this plan (specifically in Section 2-5) and Map 7 should be used in conjunction with one another when considering any annexation request.

4. Work with Kent County on the Transfer of Development Rights program. Most of the agricultural land surrounding the town is either part of a Purchase Development Rights (PDR) program or an agricultural district. Little Creek should work with Kent County to explore Transfer Development Rights (TDR) options to further the farmland preservation efforts currently taking place around Little Creek.

2-6. Public Utilities and Services

2-6a. Water System

There is no public water system in Little Creek. Water supply in the town is currently provided by individual wells located on each property. Well permits and water allocations are under the jurisdiction of The Delaware Department of Natural Resources and Environmental Control (DNREC).

During the public participation process, the town's questionnaire inquired about the resident's sentiment regarding a public water system and found a very polarized response. Of those who responded to the survey, 30% felt a public water system was most important, while 30% also felt it was the least important issue of those listed on the survey. Further inquiry into the issue would be needed before it could be determined whether there was or was not enough support for the town to pursue a private water system.

It is important to note that any new large development project in or around Little Creek would be required to install a public water system. In the event that this was to happen, the town should consider the possibility of also incorporating town residents into the public water system.

2-6b. Wastewater Treatment System

Wastewater treatment is provided by Kent County. A small pumping station is located near the Village Inn just south of town, and a large pumping station is located at the south end of town. These pumping stations are owned and operated by Kent County. The sewer discharge from Little Creek goes through a gravity main to Pumping Station 2 in Dover, where it then goes to be treated at the Kent County wastewater treatment plant. The system has the reported capacity for approximately 500 more equivalent dwelling units (EDUs) and will potentially accommodate a substantial amount of future growth in and around the Town of Little Creek.

2-6c. Solid-Waste Disposal

Refuse collection services are the responsibility of each individual property owner. Residents and businesses in Little Creek arrange for collection through one of several private companies operating in the area. The Delaware Solid Waste Authority (DSWA) operates a 'Recycle Delaware' Center open to the public on Main Street in Little Creek, behind the Little Creek Fire Department. DSWA also operates a collection-and-transfer station in Cheswold, Delaware.

2-6d. Stormwater Management

Stormwater management is an issue for many towns and is specifically a concern for Little Creek residents who are located near the marsh areas that are more prone to flooding. Some resident in town complain about flooding on the eastern portion of town near the wetlands and floodplain areas. This may be caused by tidal flooding or stormwater drainage issues on specific properties. As more impervious surfaces are added to the landscape, the runoff from storms can increase and cause problems. Currently, there are few stormwater management facilities within the town, and the town is not responsible for the maintenance of any of these facilities. Additional development should include measures to address stormwater management, and the town should be cautious in assuming the responsibility for maintaining

these facilities. All new development must meet Kent County Conservation District standards for stormwater management. No new development projects (such as new subdivisions on vacant land) may be approved without the approval of the Kent County Conservation District.

2-6e. Plan Recommendations, Public Utilities and Services

1. Evaluate the need for a public water system. In the future, Little Creek should consider the need for a public water system and evaluate the options for providing this service for residents. Currently the town has a very small budget, there is little development pressure, and individual wells seem to be working adequately. Should any of these conditions change, Little Creek could undertake a study to determine how best to address the needs for a public water system.

2. Evaluate stormwater issues as related to wetlands. Stormwater problems in Little Creek are generally the result of the town's location near a wetland. It is recommended that Little Creek evaluate what can be done to address the stormwater problems with regards to draining into wetlands.

3. Develop a formal relationship with Kent County regarding sewer service. It is recommended that the leadership of the Town of Little Creek contact relevant officials at Kent County to enter into a dialogue about the expansion of sewer service to the Little Creek area. At a minimum, the results of this dialogue could be a Memorandum of Understanding that describes the policy for providing and extending sewer service to properties in and around Little Creek.

4. Consider adopting an ordinance similar to Dover's Surface Water Drainage Ordinance. The town is cautious of not assuming the burden of maintenance of the drainage conveyances within the town. However, using the City of Dover's Surface water Drainage Ordinance, (Sec. 19.3-1 Drainage courses on private property) as a guide, a drainage ordinance written to allow the town, or its agent, access to the conveyances could expedite maintenance when the funding is available. A drainage ordinance similar to the City of Dover's would allow the town to remove blockages and impediments to the drainage conveyances if after due notice to the property owner the blockages were not removed, thus giving drainage for the residents of the town.

2-7. Community Services and Facilities

2-7a. Police

The Delaware State Police provides 24-hour police protection for the residents of Little Creek when there is an emergency. Little Creek additionally has a contract with the Delaware State Police to provide 10-18 hours of speed enforcement per week.

2-7b. Fire Service

The Little Creek Volunteer Fire Company provides both fire protection and emergency medical service for the residents of Little Creek. This is one of the 18 volunteer fire companies operating in Kent County, and although each has its own district, they all provide mutual assistance when needed. The Little Creek Volunteer Fire Company consists of 74 active volunteer firefighters. The fire company operates three fire engines, two brush trucks, one rescue truck, two water rescue boats, and a decontamination truck and trailer.

2-7c. Emergency Medical Services

Little Creek residents receive basic life support from the Little Creek Fire Department and the Leipsic Fire Department. Emergencies needing advanced life support are handled by Kent County.

2-7d. Education and Library Facilities

The Town of Little Creek is located within the Capital School District. Of the many elementary schools located within the school district, most Little Creek residents attend East Dover Elementary School. After elementary school, students living in the Capital School District attending public schools go to William Henry Middle School for grades 5-6 and Central Middle School for grades 7-8. The only high school in the Capital School District is Dover High School.

Little Creek residents have access to both the Kent County Library, located at 2319 S. DuPont Hwy. and the Dover Public Library, located at 45 South State Street. Memberships at both libraries are free. Residents also have access to the Kent County Bookmobile, which visits Little Creek two Mondays a month.

2-7e. Senior Services

No senior services are available in Little Creek; however, there are resources for seniors outside of the town. Harvest Years Senior Center and the Modern Maturity Center, nearby in Dover, can meet the needs of Little Creek residents.

2-7f. Health Care

There are no health care facilities located in Little Creek. The Bay Health Medical Center/Kent General Hospital in Dover provides health care for Little Creek residents.

2-7g. Postal Service

The US Postal Service has an office located at 458 Main Street in Little Creek, which is open every day of the week but Sunday. The postal code for Little Creek is 19961.

2-7h. Parks and Recreation

The only park in Little Creek is located adjacent to the post office. Throughout the public participation process, the need for a better town park was mentioned by many residents. Improving and expanding the town park could work in conjunction with other public requests, such as providing recreational opportunities for youth and creating bike paths. The town might also want to consider using the vacant land adjacent to the park as part of a park expansion process.

2-7i. Plan Recommendations, Community Services and Facilities

1. Evaluate the need for a town park. During the public participation exercises and the community meetings, the desirability of an expanded town park with recreational facilities was often mentioned and rated highly in the survey completed by town residents. Little Creek should evaluate the need for and investigate the funding of such a facility in the future.

2-8. Transportation

2-8a. Regional Transportation

The main roads in Little Creek are under the control of the state through the Delaware Department of Transportation. Route 8 is the primary road that connects the town to Dover and the rest of Delaware via State Route 1. Main Street/State Route 9, which runs through the center of town, connects Little Creek with Leipsic to the north and with Dover Air Force Base to the south.

2-8b. Local Roads

The Town of Little Creek maintains the handful of streets within the town limits. These streets generally are used for residential uses as opposed to serving regional traffic needs. The town maintained streets are Carson Lane and Thompson Lane. Snow removal for Little Creek is provided by the state.

The street names listed in the Town Charter are different than those actively used by Little Creek residents and 911 Emergency Services. Updating the Town Charter will be the simplest course of action to bring into alignment what the current town practices are regarding street names and what the charter has listed for the street names.

2-8c. Transit

There are no regular state-operated DART bus routes passing through the town. Residents would like to have access to public transportation in the future that connects them to Dover, whereby they would be able to make connections to the rest of the state. As in all of Delaware, paratransit service is available through DART by reservation to eligible elderly and disabled residents.

2-8d. Transportation Issues

The two primary transportation concerns with the residents of Little Creek are Port Mahon Road and heavy truck traffic down Main Street.

Port Mahon Road leads from the center of town out to Port Mahon, which is located on the Delaware Bay. With the road being surrounded on all sides by wetlands, it is often subject to flooding and is subsequently inaccessible much of the time. In order to keep the Delaware Bay useable and accessible to residents, Port Mahon Road needs to be repaired in a manner that will ensure the road's long-term use.

With Route 9 traveling through the center of town, regional traffic often passes through. While much of the regional traffic is unavoidable, residents are concerned about the heavy truck traffic that frequently travels down Main Street. Regulations are in place to limit what vehicles can pass through Little Creek, but more needs to be done to enforce these regulations.

2-8e. Recommendations, Transportation

1. Evaluate solutions to the traffic and heavy truck usage on Main Street. Little Creek should evaluate both enforcement and design based solutions to traffic on Main Street and the high volume of heavy trucks that pass through the town along this road.

2. Update the street names in the Town Charter. Little Creek should update the Town Charter to list the town's street names as they are currently being used.

3. Evaluate possibilities to keep Port Mahon Road accessible. Work with the State of Delaware to see what options are available that would provide consistent access to the Delaware Bay through Port Mahon Road. The beach replenishment project described in Section 2-3d appears to be one such solution.

2-9. Community Character and Design

2-9a. Context

The Town of Little Creek was originally established around the Little Creek Landing, which provided boat access to the Delaware Bay via the Little River. As one of the smallest communities in Delaware, Little Creek residents enjoy a tranquil, rural atmosphere. Though not located far to the east of Dover, Little Creek has had their small-town atmosphere protected and enhanced by the wetland areas to the east of town, and the farmland areas to the north, south, and west of town. The Town of Little Creek is adjacent to the Little Creek Hundred Rural Historic District, a historic district listed in the National Register of Historic Places. This district is recognized for its agricultural landscape. The Town of Little Creek has four properties individually listed in the National Register of Historic Places, and the historic core of the town has been determined eligible for listing by the Delaware division of Historical and Cultural Affairs staff for compliance with federal environmental laws. Little Creek's historical context, strong maritime heritage, and small-town atmosphere set it apart from other Delaware municipalities.

2-9b. Land Use and Design

The predominant land use within Little Creek is residential and agricultural. The town is also surrounded by largely agricultural and open space uses. The rural character of the town is one of its defining features. The majority of the houses in the town are of the single-family, detached variety. Like most historic homes, they are typically on smaller lots than modern homes. Another characteristic of historic houses and buildings are the small setbacks from the street, apparent in most the homes located on Main Street. The town values the historic character of Little Creek, and has identified this as a desirable asset the should be maintained.

Little Creek has some land left within the town that could be developed, and the town is somewhat vulnerable because there is no zoning code currently in place. A single development could greatly alter the character of the town. It is imperative to develop land use regulations that permit new development and encourage it to fit in the character of this unique small town.

2-9c. Recommendations, Community Character

1. Preserve the town's historic character. Little Creek should protect its historic character by maintaining the current historic structures within the town. In addition, Little Creek should encourage any new construction to be consistent with the historic style of the current homes. The Town of Little Creek should consider working with the Division of Historical and Cultural Affairs to list the eligible historic core in the National Register of Historic Places. The Town could also maintain the historic character through the adoption of historic architectural guidelines and/or standards.

2. Encourage new subdivisions to fit in with the Town of Little Creek. New subdivisions should be designed to fit in with Little Creek. This can be accomplished by connecting new streets to the existing town street system and arranging lots and setbacks consistent with existing homes in town. Little Creek can write land use regulations that permit and encourage these techniques.

3. Explore Agricultural Preservation Options. Part of what makes Little Creek unique is its rural context and surrounding farmlands. The Delaware Agriculture Lands Preservation Program protects thousands of acres of farmland each year. There are other programs through the county and private conservation organizations that have the same goals. Little Creek should start a dialogue with citizens, local farmers, and the Department of Agriculture to determine what role farmland protection can play in maintaining the rural character and setting of the town.

2-10. Redevelopment

2-10a. Redevelopment Potential

Although the majority of houses in Little Creek are well maintained, there are some residential properties in the town that are in poor condition and in need of repair and maintenance. Their redevelopment will improve the aesthetic appeal of the town and has the potential to improve property values throughout Little Creek. The town needs to remain cognizant of property maintenance issues because older homes, which make up most of the housing stock in Little Creek, often have more maintenance issues than newer homes.

2-10b. Recommendations, Redevelopment

1. Code Enforcement. Little Creek should develop a code enforcement plan to ensure the housing stock is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Little Creek's size, it is unlikely that a full time enforcement officer is needed or could be funded by the town. Little Creek should explore other options, such as hiring part time code enforcement officers or working with Kent County on enhanced enforcement in the town.

Chapter 3. Implementation

3-1. Summary of Recommendations and Actions

3-1a. Actions to be considered at all times

Section 2-4, Recommendation 1. Follow the Land Use Policies in Section 2-4. Little Creek should follow the land use policies listed in this section when considering any land development application and when developing the land use regulations.

Section 2-4, Recommendation 2. Follow the recommended land uses shown on Map 6. Map 6, Future Land Use, is an integral part of this plan. In practice and use, both the text in this plan (specifically in Section 2-4) and Map 6 should be used in conjunction with one another when making any land use determinations.

Section 2-5, Recommendations 1. Complete the outlined prerequisites before considering annexation. Before annexation can be considered, the following actions must be complete:

- **Delineate Town Boundary.** As discussed in *Section 2-5a*, Little Creek's town boundary as defined in the Town Charter is outdated. Action needs to be taken to officially define the town boundary.
- **Update Town Charter.** Section 2-1, Recommendation 5, requires the revision and modernization of the Town Charter with regards to the town's boundaries and the street names. These updates should be amended to the charter before annexation is considered.
- **Develop ordinances and regulations.** The ordinances and regulations recommended in Section 2-1 should be in place to guide development before annexation is considered.

Section 2-5, Recommendation 2. Follow the Annexation Policies in Section 2-5. Little Creek should follow the annexation policies listed in this section when considering any annexation request.

Section 2-5, Recommendation 3. Follow the recommended land uses shown on Map 7. Map 7, Growth and Annexation, is an integral part of this plan. In practice and use, both the text in this plan (specifically in Section 2-5) and Map 7 should be used in conjunction with one another when considering any annexation request.

Section 2-9, Recommendation 1. Preserve the town's historic character. Little Creek should protect its historic character by maintaining the current historic structures within the town. In addition, Little Creek should encourage any new construction to be consistent with the historic style of the current homes. The Town of Little Creek should consider working with the Division of Historical and Cultural Affairs to list the eligible historic core in the National Register of Historic Places. The Town could also maintain the historic character through the adoption of historic architectural guidelines and/or standards.

Section 2-9, Recommendation 2. Encourage new subdivisions to fit in with the Town of Little Creek. New subdivisions should be designed to fit in with Little Creek. This can be accomplished by connecting new streets to the existing town street system and arranging lots and setbacks consistent with existing homes in town. Little Creek can write land use regulations that permit and encourage these techniques.

3-1b. Short Term Actions (within 18 months)

Section 2-1, Recommendation 1. Plan Adoption. It is recommended that Little Creek adopt this plan and seek certification through the Office of State Planning Coordination. This plan will serve as a unified advisory document regarding land use and growth issues in Little Creek, and as the basis for zoning and land use regulations in the town.

Section 2-1, Recommendation 2. Develop Land Use Regulations. In order for the town to have some say in how land is developed and used, it is recommended that Little Creek develop zoning or other land use regulations once the plan is adopted. These regulations must be in place within 18 months of plan adoption according to state law. The land use regulations should address coordination with other agencies, permitting, design, and compliance with relevant environmental regulations such as stormwater management and wetlands protection.

Section 2-1, Recommendation 3. Develop the capacity to administer land use regulations. When developing the town's land use regulations, Little Creek should address the capacity to administer those regulations in a fair and consistent manner. Due to the fact that the town does not have any staff, it is recommended that Little Creek evaluate the feasibility of assistance from another level of government (such as Kent County) or from a private consultant.

Section 2-1, Recommendation 4. Evaluate governance capabilities. Currently, the town does not have any town staff. It important that Little Creek periodically evaluate the need for any employees or additional contractual services to carry out the town's planning objectives and to continue to provide adequate levels of services for residents.

Section 2-1, Recommendation 5. Revise and modernize the Town Charter. Section 2 of the Little Creek Town Charter, which describes the town boundaries and street names, is outdated and needs to be revised and modernized. Little Creek needs to reconcile the street names listed in the Town Charter with the names that are actually being used, as well as revise and modernize the description of the town's boundaries. The correct information needs to be amended to the Town Charter.

Section 2-3, Recommendation 1. Work with DNREC and FEMA to update the floodplain map. Little Creek residents would benefit from topographic maps that accurately reflect where the floodplain actually is located. The Town of Little Creek should work with DNREC and FEMA to update the floodplain information with new topographic maps and survey information.

3-1c. Intermediate Term Actions (18 months to 5 years)

Section 2-3, Recommendation 2. Remove the pilings from the Little River. The Town of Little Creek should make it a priority to contact DNREC and secure their help to remove the deteriorating pilings from the Little River. This will improve the river's aesthetics and remove a potential hazard to navigation.

Section 2-3, Recommendation 3. Develop a plan to provide residents and visitors access to the Little River. Recreational access to the Little River is important to the residents of Little Creek. Public input should be gathered and conceptual plans should be developed based upon residents' priorities and resource and permitting limitations. Based upon information gathered so far, plans could include a walkway, fishing area or small launching area for non-motorized boats.

Section 2-3, Recommendation 5. Protection of ground water resources. Because the town relies on a surficial confined aquifer, it is important the town work with DNREC to protect the integrity of this resource.

Section 2-3, Recommendation 6. Establish regulations for buffering wetlands. Work with DNREC to develop environmental regulations that would create a wetlands buffer.

Section 2-5, Recommendation 4. Work with Kent County on the Transfer of Development Rights program. Most of the agricultural land surrounding the town is either part of a Purchase Development Rights (PDR) program or an agricultural district. Little Creek should work with Kent County to explore Transfer Development Rights (TDR) options to further the farmland preservation efforts currently taking place around Little Creek.

Section 2-6, Recommendation 1. Evaluate the need for a public water system. In the future, Little Creek should consider the need for a public water system and evaluate the options for providing this service for residents. Currently the town has a very small budget, there is little development pressure, and individual wells seem to be working adequately. Should any of these conditions change, Little Creek could undertake a study to determine how best to address the needs for a public water system.

Section 2-6, Recommendation 2. Evaluate stormwater issues as related to wetlands. Stormwater problems in Little Creek are generally the result of the town's location near a wetland. It is recommended that Little Creek evaluate what can be done to address the stormwater problems with regards to the wetlands.

Section 2-6, Recommendation 3. Develop a formal relationship with Kent County regarding sewer service. It is recommended that the leadership of the Town of Little Creek contact relevant officials at Kent County to enter into a dialogue about the expansion of sewer service to the Little Creek area. At a minimum, the results of this dialogue could be a Memorandum of Understanding that describes the policy for providing and extending sewer service to properties in and around Little Creek.

Section 2-6, Recommendation 4. Consider adopting an ordinance similar to Dover's Surface Water Drainage Ordinance. The town is cautious of not assuming the burden of maintenance of the drainage conveyances within the town. However, using the City of Dover's Surface water Drainage Ordinance, (Sec. 19.3-1 Drainage courses on private property) as a guide, a drainage ordinance written to allow the town, or its agent, access to the conveyances could expedite maintenance when the funding is available. A drainage ordinance similar to the City of Dover's would allow the town to remove blockages and impediments to the drainage conveyances if after due notice to the property owner the blockages were not removed, thus giving drainage for the residents of the town.

Section 2-8, Recommendation 1. Evaluate solutions to the traffic and heavy truck usage on Main Street. Little Creek should evaluate both enforcement and design based solutions to traffic on Main Street and the high volume of heavy trucks that pass through the town along this road.

Section 2-8, Recommendation 3. Evaluate possibilities to keep Port Mahon Road accessible. Work with the State of Delaware to see what options are available that would provide consistent access to the Delaware Bay through Port Mahon Road. The beach replenishment project described in Section 2-3d appears to be one such solution.

Section 2-10, Recommendation 1. Code Enforcement. Little Creek should develop a code enforcement plan to ensure the housing stock is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Little Creek's size, it is unlikely that a full time enforcement officer is needed or could be funded by the town. Little Creek should explore other options, such as hiring part time code enforcement officers or working with Kent County on enhanced enforcement in the town.

3-1d. Long Term Actions (5 years or more)

Section 2-3, Recommendation 4. Conduct a feasibility study for improving navigation in the Little River. Residents have expressed interest in restoring navigation access to the Little River. A feasibility study should be conducted that includes: navigation and use needs of residents and visitors; background data and information about current use and water depths, fish and wildlife and water quality concerns; alternatives and cost estimates for improving navigability, and a cost-benefit analysis. Decisions as to whether the town wishes to pursue navigation projects should be based upon the outcome of the feasibility study.

Section 2-7, Recommendation 1. Evaluate the need for a town park. During the public participation exercises and the community meetings, the desirability of a town park with recreational facilities was often mentioned and rated highly in the survey completed by town residents. Little Creek should evaluate the need for and investigate the funding of such a facility in the future.

Section 2-9, Recommendation 3. Explore Agricultural Preservation Options. Part of what makes Little Creek unique is its rural context and surrounding farmlands. The Delaware Agriculture Lands Preservation Program protects thousands of acres of farmland each year. There are other programs through the county and private conservation organizations that have the same goals. Little Creek should start a dialogue with citizens, local farmers, and the Delaware Department of Agriculture to determine what role farmland protection can play in maintaining the rural character and setting of the town.

3-2. Intergovernmental Coordination

3-2a. Intergovernmental Coordination Strategy

Land-development activities occurring within Little Creek and on the county lands surrounding the town will affect the quality of life of all of the people living and working in this region. Currently the town has an agreement with the county to issue building permits. Therefore, it would be of great benefit to both the town and the county to enhance a cooperative and open relationship. Little Creek should contact Kent County and initiate discussions on matters for which the town may be interested in receiving assistance from Kent County, such as planning or administrative matters. Likewise, the county may find this enhanced relationship can help keep it informed of matters it may not be aware of occurring within the town. As Kent County begins the ongoing process of updating their comprehensive plan in 2006, the Town of Little Creek should strive to be involved in the process in order to avoid unwanted development within the town's area of concern. The town should also work with state agencies such as the Fire Marshall, DELDOT, and the Planning Department regarding building issues.

Little Creek should maintain a good dialogue with the Delaware Office of State Planning Coordination (OSPC) and the professional planner the OSPC has designated as the Kent County Circuit Rider

Planner. The Circuit Rider can help the town with a variety of issues including assisting the town in updating its zoning ordinance, providing assistance with identifying the appropriate contact persons within state or county departments, identifying funding for programs developed to assist the municipalities in Delaware, and providing direction on alternatives to locating data and information the town may need in its efforts to apply for loans and grants.

Finally, Little Creek should continue to maintain its relationship with the City of Dover. In the future, the municipalities may find there are services available from Dover or matters in which each municipality can provide mutual assistance (e.g., public safety). A formal Memorandum of Agreement between Little Creek and Kent County and between Little Creek and Dover to mutually support one another is recommended.

3-2b. Intergovernmental Comments and Response

Through the public review and comment period, a copy of this plan was sent to the State of Delaware for review through the Preliminary Land Use Service (PLUS) as required by state law. Copies of this plan were also sent to the City of Dover and the Kent County Department of Planning Services for their review and comment. Representatives from all of these agencies were also invited to the public hearings when the plan was discussed prior to adoption. The following is a summary of the comments received from each of these governmental entities and Little Creek's response to them:

1. Comments from the State of Delaware:
See letter from the State of Delaware dated November 21, 2005 in Appendix C.

2. Comments from Kent County:
No comments

3. Comments from the City of Dover:
See letters from the City of Dover dated November 1, 2005 and November 18, 2005 in Appendix C.

Appendix A - Municipal Development Strategy Checklist Summary

Checklist Item	Found in Section(s)	Comments
Public Participation Summary and Results	1-4	
Past Population Trends	2-2a	
Demographics	2-2	
Position on Population Growth	2-2c	
Housing Stock Inventory	2-2g	
Housing Pipeline	2-2g	
Housing Needs Analysis	Not included	
Position on Housing Growth	2-2c	
Annexation Plan	2-5	
Development of Adjacent Areas	1-3b, 2-5	
Identification of Redevelopment Areas and Issues	2-10	
Redevelopment Strategy	2-10	
History of the Town or City	1-2b	
Physical Conditions	1-2a, 1-2b, 1-3b, 1-3c, 2-3a, 2-3b, 2-3c, 2-9a	
Significant Natural Features	2-3	
Community Character	2-9, 2-10	
Environmental Protection Plan	2-3, 2-4	Environmental protection is to be addressed in future land use ordinance.
Existing Land Use	1-3a, 1-3b	
Land Use Plan	2-4	
Review of Community Conditions	1-3a, 2-9a, 2-10	
Inventory of Community Infrastructure	2-6, 2-7, 2-8	
Inventory and Analysis of Community Services	2-7	
Water and Wastewater Plan	2-6	
Transportation Plan	2-8	
Community Development Plan	2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10	
Description of Intergovernmental Relationships	1-3b, 3-2	
Intergovernmental Coordination Strategy	3-2	
Analysis and Comparison of Other Relevant Planning Documents	1-3b	
Evaluation of Current Codes and Ordinances	2-1	Little Creek currently has no zoning or land use ordinances.
Zoning Map Revisions	2-1	Land use ordinances to be developed as implementation measure.
Zoning and Subdivision Code Revisions	2-1	Land use ordinances to be developed as implementation measure.
Implementation Plan	3-1	
Coordination with Other Government Agencies	3-2	
Total Maximum Daily Loads	2-3e	
Agricultural Preservation	2-9	
Wellhead Protection	Not included	There are no public water wells in Little Creek.

Appendix B - Maps

Map 1. Aerial View of the Town of Little Creek
Map 2. Roads and Boundaries
Map 3. State Strategies for Policies and Spending (Little Creek Area)
Map 4. Existing Land Use in the Town of Little Creek
Map 5. Environmental Features
Map 6. Future Land Use in the Town of Little Creek
Map 7. Growth and Annexation Plan for Little Creek
Map 8. Dover Air Installation Compatible Use Zone (AICUZ)
Map 9. Little Creek Wildlife Area

Town of Little Creek

Kent County, Delaware

Map 1. Aerial View

Municipal Boundary

Roads

Streams

Rivers, Lakes, and Ponds

November 2005

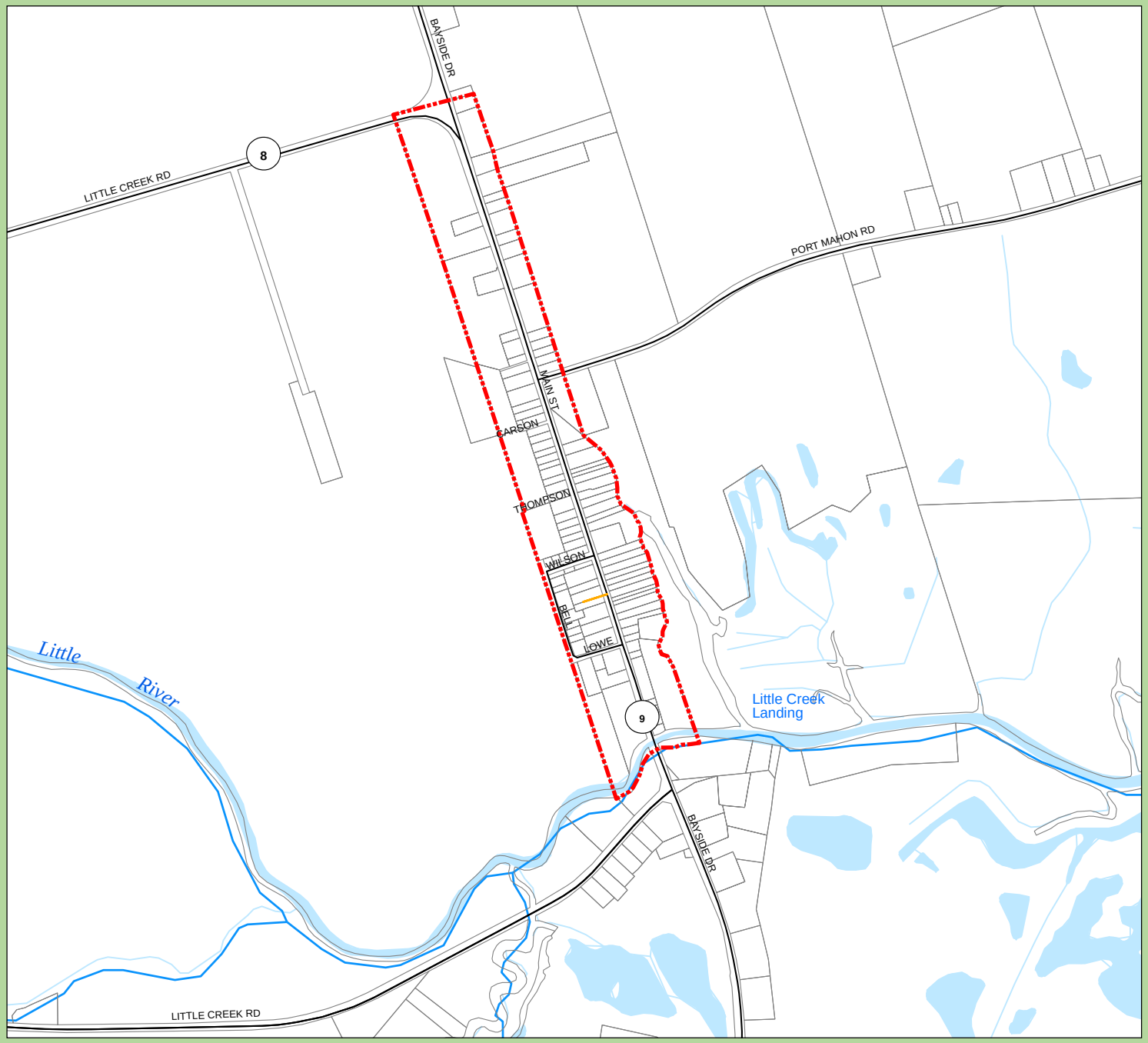
0 150 300 600 900 1,200 Feet

Sources:

Digital orthophotography - Produced by Earth Data International in False Color Infrared at a scale of 1 / 2,400 with a 1 foot pixel resolution, March 2002.
Roads - Delaware Department of Transportation centerline file June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

IPA University of Delaware
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 2.
Roads and Boundaries

- Municipal Boundary
- Municipal Streets
- Roads
- Parcel Boundaries
- Streams
- Rivers, Lakes, and Ponds

November 2005

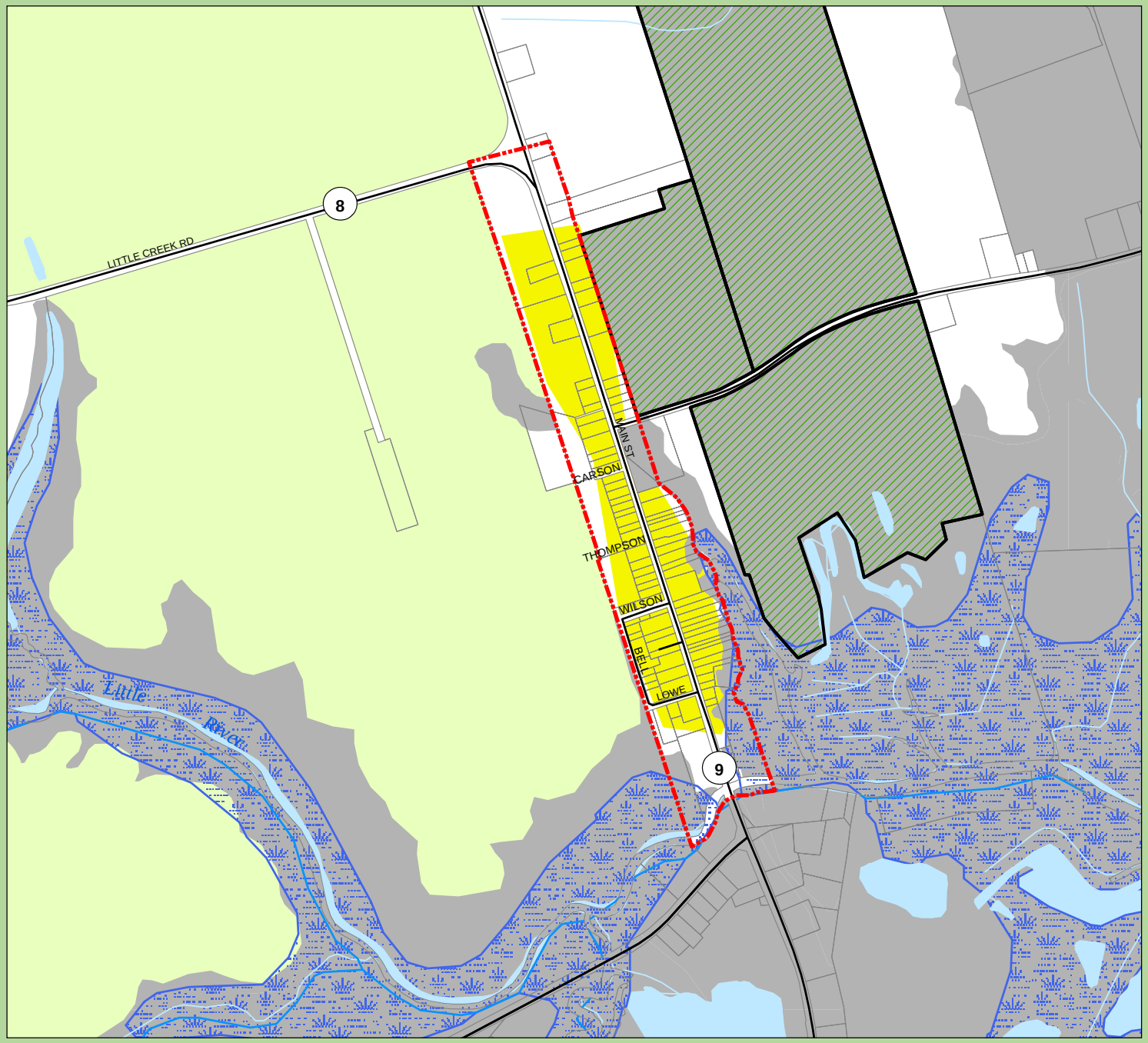
0 150 300 600 900 1,200 Feet

Sources:

Parcel Boundaries - Kent County Department of Planning Services, January 2005.
Roads - Delaware Department of Transportation centerline file, June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

IPA UNIVERSITY OF DELAWARE
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 3.
State Strategies for
Policies and Spending

- Municipal Boundary
- Out of Play

State Investment Strategies

- Level 1
- Level 2
- Level 3

NOTE:
Please refer to the Chapter "Directing Growth" in the State Strategies Document for definitions of the investment Levels

- Agricultural PDRs
- Agricultural Districts
- Roads
- Parcel Boundaries
- Streams
- Rivers, Lakes, & Ponds
- Swamp / Marsh

November 2005

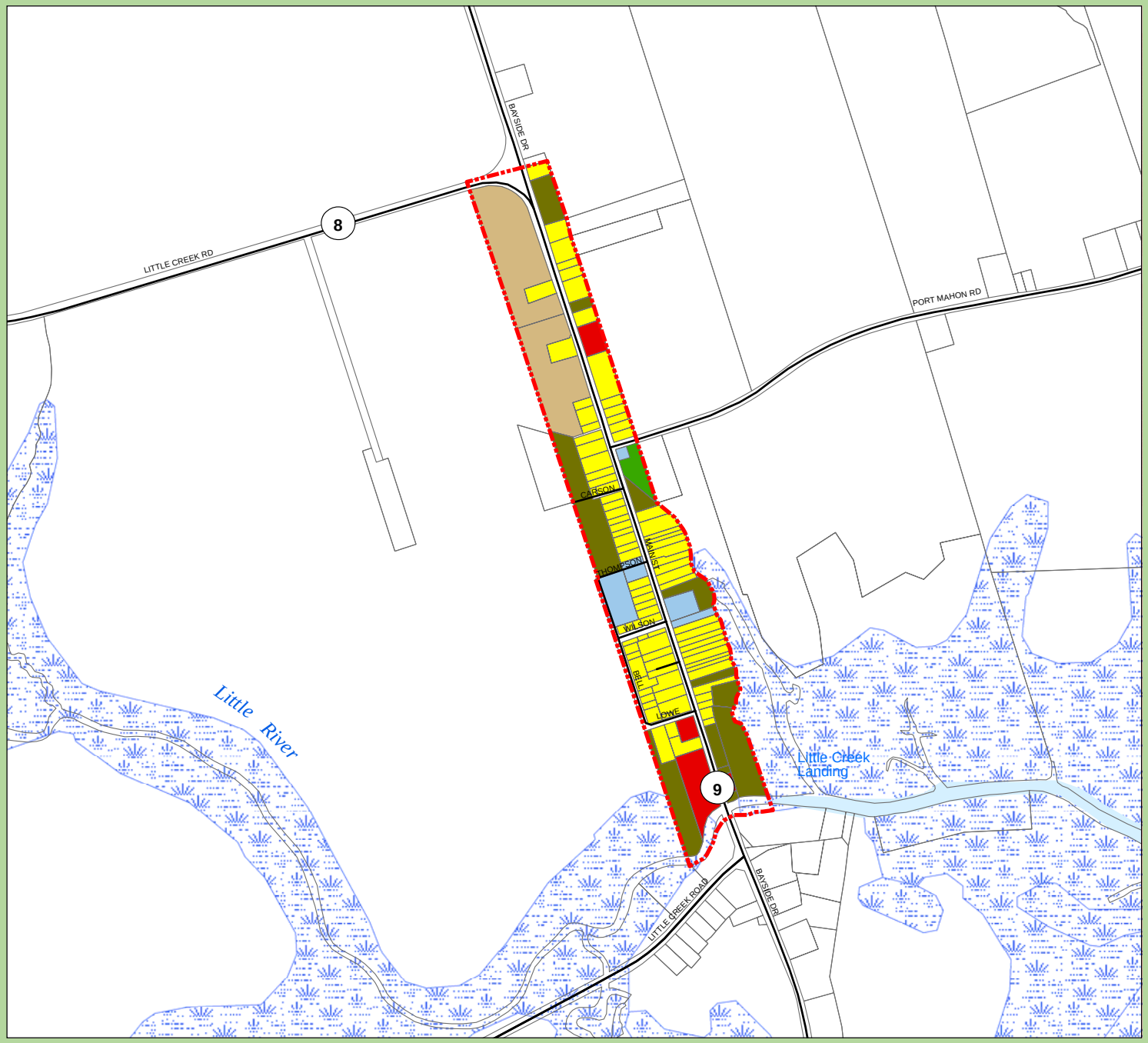
0 150 300 600 900 1,200 Feet

Sources:

State Investment Strategies - Delaware Office of State Planning & Coordination, September 2004.
Agricultural Districts and PDRs - Delaware Department of Agriculture, February 2004.
Roads - Delaware Department of Transportation centerline file June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, June 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

University of Delaware
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 4.
Existing Land Use

- Residential
- Commercial
- Agricultural
- Institutional
- Parks/Open Space
- Vacant
- Municipal Boundary
- Roads
- Parcel Boundaries
- Streams
- Swamp/Marsh
- Rivers, Lakes and Ponds

November 2005

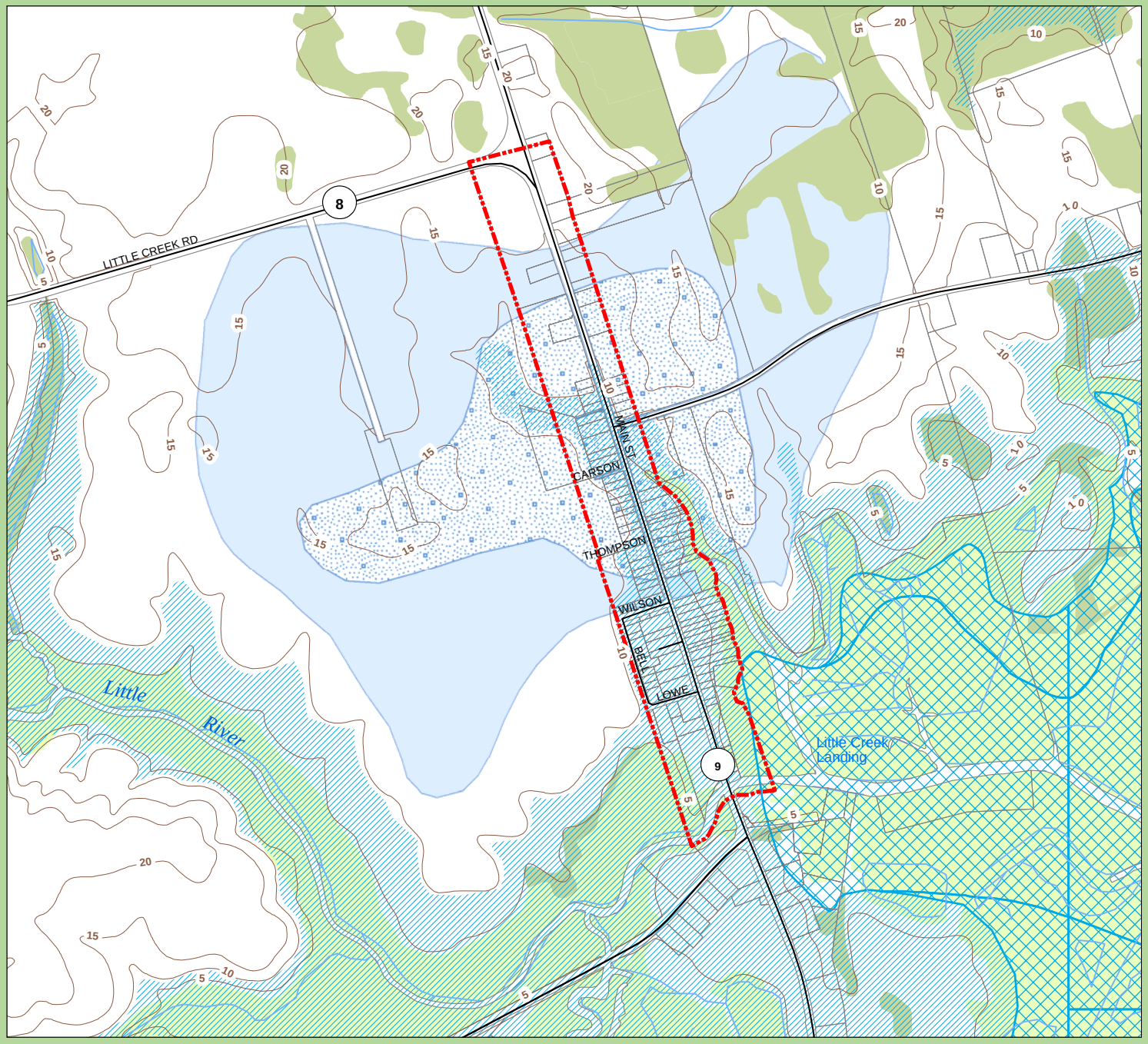
0 150 300 600 900 1,200 Feet

Sources:

Existing Land Use - Created by field survey, Institute for Public Administration (IPA), UD, April 2005
Roads - Delaware Department of Transportation centerline file June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

UNIVERSITY OF DELAWARE
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 5.
Environmental Features

Groundwater Recharge Areas

- Excellent
- Good

Flood Plains

Flood Hazard Zones

- AE - 100 Year w/BFE
- VE
- Tidal Wetlands
- Non-Tidal Wetlands
- 5' Contour Elevation
- Municipal Boundary
- Roads
- Parcel Boundaries
- Streams

November 2005

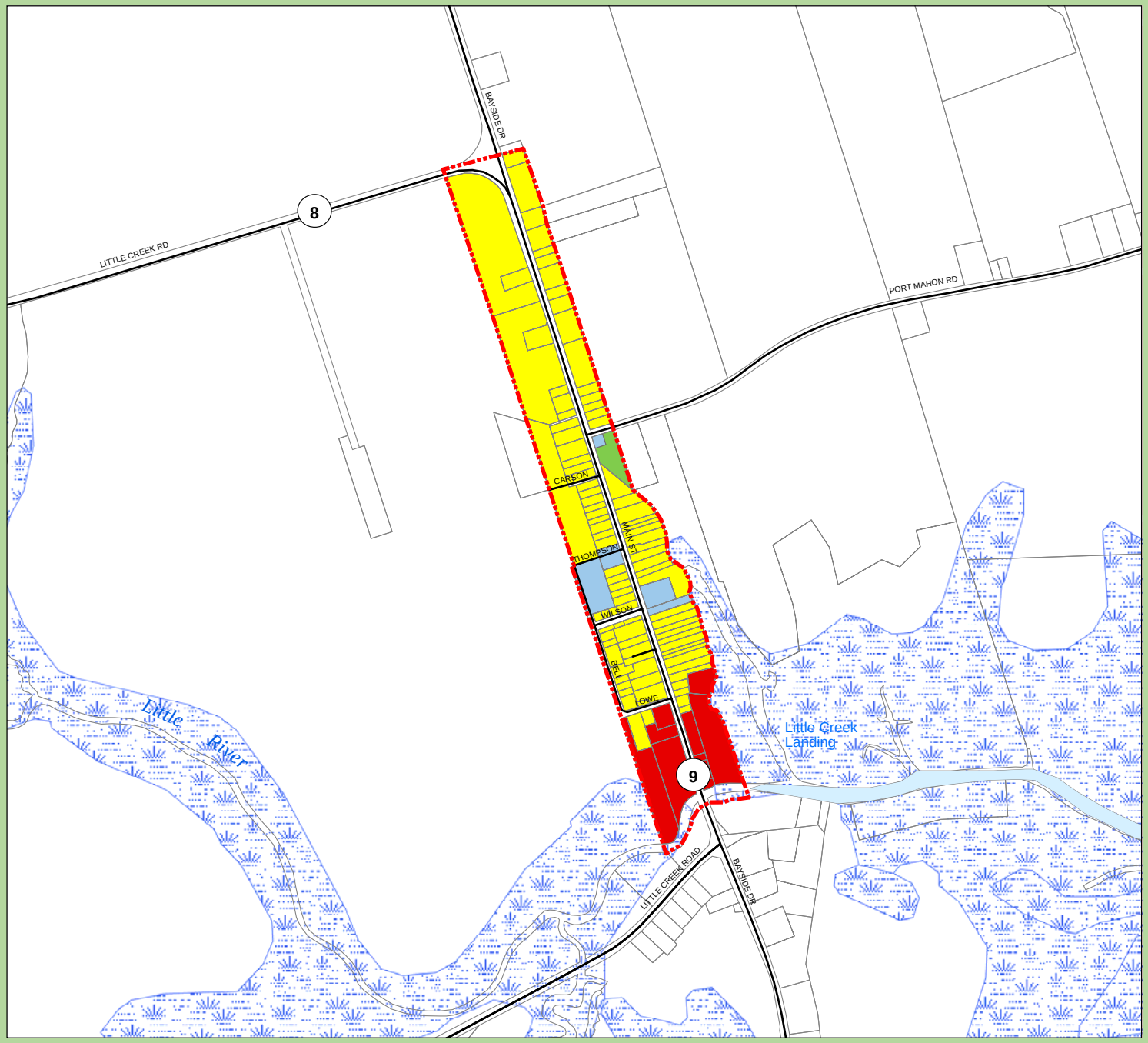
0 150 300 600 900 1,200 Feet

Sources:

Excellent Recharge Areas - Delaware Geological Survey, 2002.
DNREC Flood Plains - FEMA, Digital Flood Insurance Rate Map (FIRM), Kent County, May 5, 2003 as amended.
Wetlands - Statewide Wetlands Mapping Project, DNREC 2000.
Hypsography - Extracted from USGS Topographic Map Series, Delaware Geologic Survey, 2000.
Parcel Boundaries - Kent County Department of Planning Services, January 2005.
Roads - Delaware Department of Transportation centerline file 2001. Created from Digital Orthophoto Quarter Quads 1997.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

IPA UNIVERSITY OF DELAWARE
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 6.
Future Land Use

- Residential
- Commercial
- Agricultural
- Institutional
- Parks/Open Space
- Vacant
- Municipal Boundary
- Roads
- Streams
- Parcel Boundaries
- Swamp/Marsh
- Rivers, Lakes and Ponds

November 2005

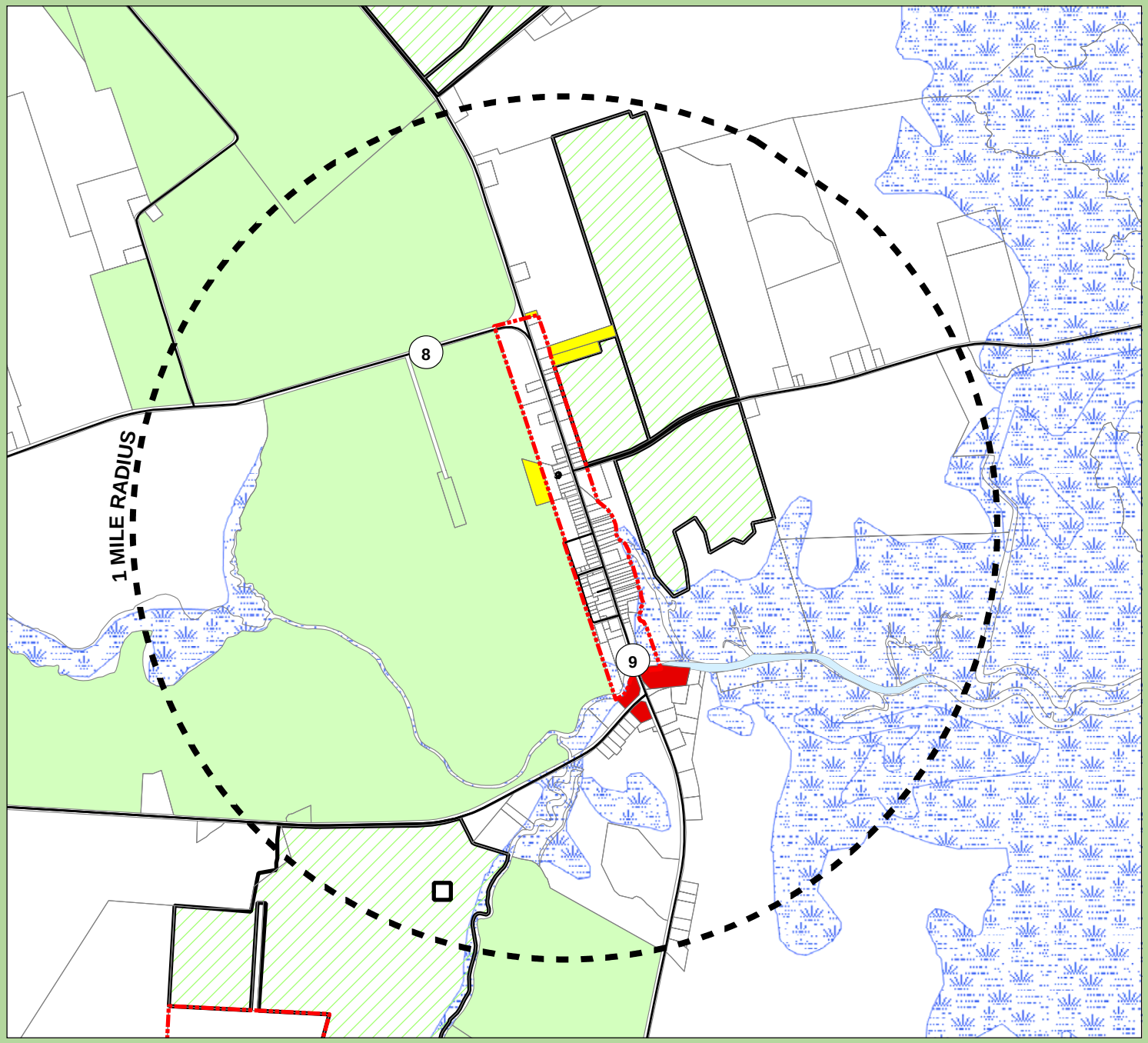
0 150 300 600 900 1,200 Feet

Sources:

Parcel Boundaries - Kent County Department of Planning Services, January 2005.
Roads - Delaware Department of Transportation centerline file June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, June 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

IPA UNIVERSITY OF DELAWARE
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 7.
Growth and Annexation

- Residential - Annexation if requested by owner
- Commercial - Annexation if requested by owner
- AreaofConcern
- Municipal Boundary
- Parcel Boundaries
- Agricultural Districts
- Agricultural PDRS
- Rivers, Lakes and Ponds
- Streams
- Swamp/Marsh

November 2005

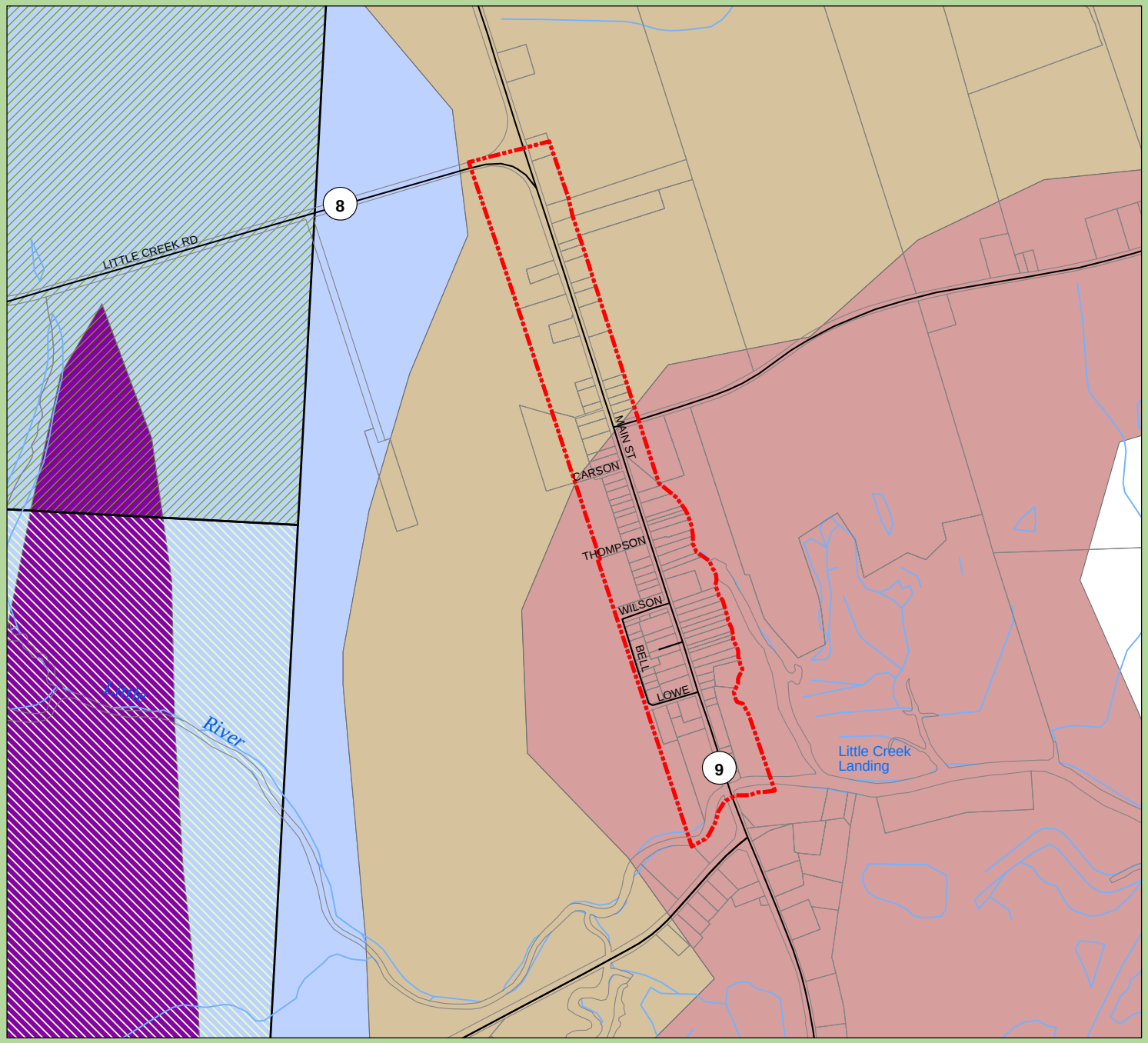
0 0.05 0.1 0.2 0.3 0.4 Miles

Sources:

Parcel Boundaries - Kent County Department of Planning Services, January 2005.
Roads - Delaware Department of Transportation centerline file June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

IPA UNIVERSITY OF DELAWARE
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY



Town of Little Creek

Kent County, Delaware

Map 8.
DAFB AICUZ Zones

Noise Zone Area by DB Mean

- 65
- 70
- 75
- 80

Air Accident Zone Area

- APZ I
- APZ II
- Municipal Boundary
- Roads
- Parcel Boundaries
- Streams

November 2005

0 150 300 600 900 1,200 Feet

Sources:

Air Accident Zone Area - Dover Air Force Base (DAFB), June 2005.
Noise Zone Area by DB Mean - Dover Air Force Base(DAFB), June 2005.
Parcel Boundaries - Kent County Department of Planning Services, January 2005.
Roads - Delaware Department of Transportation centerline file June 2005.
National Hydrography Dataset (NHD) is based upon the content of USGS Digital Line Graph (DLG) hydrography data integrated with reach-related information from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2005.

Note:
This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are madeby the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

IPA UNIVERSITY OF DELAWARE
www.ipa.udel.edu
institute for Public Administration
COLLEGE OF HUMAN SERVICES, EDUCATION & PUBLIC POLICY

Appendix C – Intergovernmental Comments