

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

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

|                              |                        |
|------------------------------|------------------------|
| <b>Name of Municipality:</b> |                        |
| <b>Address:</b>              | <b>Contact Person:</b> |
|                              | <b>Phone Number:</b>   |
|                              | <b>Fax Number:</b>     |
|                              | <b>E-mail Address:</b> |

**Date of Most Recently Certified Comprehensive Plan:** \_\_\_\_\_

**Application Type:**

**Comprehensive Plan Amendment:** \_\_\_\_\_

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

|   |                        |
|---|------------------------|
| <b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b> |                        |
| <b>Address:</b>   | <b>Contact Person:</b> |
|   | <b>Phone Number:</b>   |
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|                          |                        |
|--------------------------|------------------------|
| <b>Maps Prepared by:</b> |                        |
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|                          | <b>E-mail Address:</b> |

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**Comprehensive Plan Amendments and Municipal Ordinances**

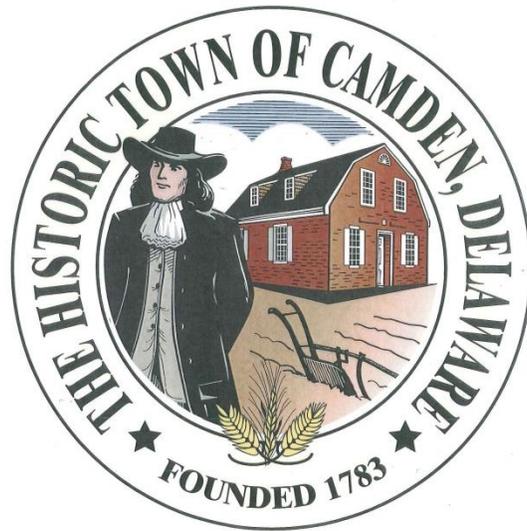
Delaware State Planning Coordination

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**Please describe the submission:**

# **TOWN OF CAMDEN**

*2015 Amendment  
to the  
2007 Comprehensive Plan*



**Adopted**  
**[DATE]**  
**Ordinance [# NUMBER]**

**PLACEHOLDER FOR ORDINANCE ADOPTING PLAN**

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## **TOWN, COUNTY, AND STATE OFFICIALS**

### **Town of Camden**

Town Council

Justin T. King, Mayor  
John W. Green, Jr., Vice Mayor  
Kevin R. Casquarelli, Councilman  
Larry L. Dougherty, Sr., Councilman  
Tracey Torres, Councilwoman

Planning Commission

Mary Ellen Gray, AICP, Chairperson  
Michael Schock, Vice-Chairperson  
Michael Johnson, Commissioner  
Spencer Price, Commissioner  
Vicki Rhodes, Commissioner

Town Attorney

Craig T. Eliassen, Esq.

Town Staff

L. Aaron Chaffinch, Town Manager  
Amanda Marlow, Account Specialist  
Jamie Fenske, Town Clerk  
Harold Scott, Jr., Code Enforcement Officer

### **Kent County**

Levy Court Commission

P. Brooks Banta, District 1  
Bradley S. Eaby, District 2  
Alan F. Angel, District 3  
Eric L. Buckson, District 4  
G. Jody Sweeney, District 5  
Glen M. Howell, District 6  
Terry L. Pepper, At-Large

County Administrator

Michael J. Petit de Mange, AICP

Planning Services Department

Sarah Keifer, AICP, Director

### **State of Delaware**

Governor

Jack Markell

Senate

Brian J. Bushweller, District 17

House of Representatives

Lyndon Yearick, District 34

Office of State Planning Coordination

Constance C. Holland, AICP, Director

## **INSTITUTE FOR PUBLIC ADMINISTRATION**

This Plan Amendment was prepared by the Town of Camden Planning Commission with assistance from the Institute for Public Administration (IPA), a unit within the University of Delaware's School of Public Policy & Administration. IPA links the research and resources of the University of Delaware with the management and information needs of local, state, and regional governments in the Delaware Valley. IPA provides assistance to agencies and local governments through direct staff assistance and research projects as well as training programs and policy forums.

### **Institute Director**

Jerome R. Lewis, Ph.D.

### **Camden Plan Amendment Team**

Linda P. Raab, AICP, Senior Land Use Planner

Nicole Minni, GISP, Associate Policy Scientist–GIS and Graphics

IPA extends a special thanks to the Camden Town staff for their help with, interest in, and commitment to this Plan Amendment effort.

## **INTRODUCTION**

Title 22, Section 702(e) of the *Delaware Code* requires that:

*At least every 5 years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas.*

Camden last adopted a full-blown comprehensive plan in 2007. In 2013, Town determined that the 2007 plan still is serving the Town well and adopted a Plan Amendment focusing land use, annexation, and transportation on January 6, 2014. During preparation of the comprehensive rezoning following adoption of the Plan Amendment, it was determined that some of the desired zoning districts would not be consistent with the land uses set forth in the 2013 Plan Amendment.

The purpose of this Plan Amendment is to make changes and an addition to Camden's future land uses.

## **PLAN-AMENDMENT PROCESS**

This section describes the Plan Amendment's adoption process. It includes plan preparation by the Camden Planning Commission, state review under the Preliminary Land Use Service (PLUS) process, public outreach, and Town Council adoption.

### **Planning Commission Review and Recommendation**

[INTRO?]

#### ***November 19, 2014***

On November 19, 2014, the Commission reviewed a proposed zoning map. Notice of the this meeting was posted as follows on November 10, 2014:

- On the electronic sign;
- On the official bulletin boards;
- On the official Town of Camden website;
- In The Delaware State News; and
- In The News Journal.

The Commissioners reviewed a list of the properties whose zoning was proposed for change and how the proposed zoning districts would be consistent with the Mixed Use designation on the future land use map. The IPA planning consultant explained that that consistency would be achieved as long as the zone (such as the R-3 Zone which permits single-family homes, townhomes, and apartments) or combination of zones within the areas identified "Mixed Use Areas" on the zoning map provided for a mix of residential and commercial uses or a variety of dwelling types (See the link between land use and zoning in Table 2015-2).

During this review, it was noted that two commercial properties at the southeast corner of Camden-Wyoming and Caesar Rodney Avenues should have been recommended for C-1 zoning instead of R-1. It was also noted that since the adopted future land use designated these properties Residential, a plan amendment would be needed to change the land use from Residential to Commercial to achieve consistency between land use and zoning.

The Commissioners decided to hold a public hearing on the proposed zoning map. They asked that a certified letter be sent to each owner of property proposed for zoning change.

### ***December 17, 2014***

On December 17, 2014, the Commission held a public hearing. Notice of this hearing was posted as follows on December 5, 2014:

- On the electronic sign;
- On the official bulletin boards;
- On the official Town of Camden website;
- In The Delaware State News; and
- In The News Journal.

During this hearing, the Commission heard testimony and reviewed written correspondence from several property owners on both sides of Old Camden Road north of Center Street whose properties were proposed to be changed from the R-1 Zone to the C-1 Zone. These property owners were concerned about the effect of the proposed rezoning on property values, sale potential, and eligibility for re-financing.

After giving everyone wishing to speak an opportunity to be heard, the Planning Commission asked that the Old Camden Road Area be given further study. The Commissioners discussed whether only the commercial properties in this area should be rezoned to C-1, and R-2 zoning should be retained for the residential properties. They also noted that the future land use for this area may need to be revised.

### ***February 18, 2015***

On February 18, 2015, the Planning Commission held a meeting to review a new proposed zoning map. Notice of this meeting was posted as follows on February 11, 2015:

- On the electronic sign;
- On the official bulletin boards; and
- On the official Town of Camden website.

The Commissioners reviewed results of the further examination of 17 properties in the Old Camden Road Area requested at the December 17, 2014 meeting. This examination involved researching public records such as business licenses and county tax information. This

examination revealed this area contains a mix of uses. Five properties are commercial, 11 are either owner-or renter-occupied residential, and one property is a place of worship.

It was recommended that the future land use for the Old Camden Road Area be designated Mixed Use. Regarding zoning, it was proposed that commercially used properties be placed in the C-1 Zone, and residentially used properties and the place of worship retain their R-2 zoning.

The Commissioners also noted that the new proposed zoning map included two parcels located at 3680 Upper King Road annexed to Camden on December 1, 2014. The proposed zoning for these parcels is R-2 which is consistent with the Residential future land use designation in the “Proposed Annexation Areas 2013” map in the 2013 Plan Amendment.

The Commission decided to hold a second public hearing prior to making their recommendation on a Plan Amendment and proposed zoning map to the Town Council.

### ***March 18, 2015***

The Planning Commission held a public hearing on March 18, 2015. Notice of this meeting was posted as follows on March 8, 2015:

- On the electronic sign;
- On the official bulletin boards;
- On the official Town of Camden website;
- In The Delaware State News; and
- In The News Journal.

The Commissioners answered questions about and discussed how the mixed use on the future land use map would affect subsequent zoning. They noted that the section of the plan document titled “Land Use and Zoning Link” provides guidance on achieving consistency between future land use and zoning. After giving everyone wishing to speak an opportunity to be heard, the Planning Commission transmitted a recommended Plan Amendment document and proposed zoning map to the Town Council.

### **State Review**

Title 29, Section 9103 of the *Delaware Code* requires review of and comment on county and municipal comprehensive plans, including plan amendments, prior to adoption. This review and comment process is called the Preliminary Land Use Service (PLUS). The Office of State Planning Coordination (OSPC) organizes the process and works with each jurisdiction on items recommended for inclusion in the adopted document.

The state review is based on statewide land development goals, policies and criteria established by the Governor, the Cabinet Committee on State Planning Issues, state laws or regulations, or the State’s most recent capital budget. It is not intended to preempt, replace, or override local planning efforts. Its primary focus is the “... potential fiscal impacts of the proposed county or

municipal comprehensive plan as they relate to State-funded infrastructure and services, including but not limited to transportation, water and sewer systems, public schools, affordable housing, and public safety.”

On [DATE], OSPC and the state agencies involved in the PLUS process reviewed the draft Plan Amendment. In a letter dated [DATE], OSPC [OSPC ACTION].

### **Town Council Adoption**

This section outlines the Town Council’s adoption process.

#### ***PLUS Submission***

At the regular meeting of April 6, 2015, the Town Council authorized submission of the plan amendment document to the Office of State Planning Coordination for PLUS review.

#### ***First Reading***

Ordinance # [ORDINANCE NUMBER] was introduced and read for the first time at the Town Council’s regular meeting of [DATE]. Notice of this meeting was given by posting the agenda on [DATE] in the following manner:

- [PUBLIC NOTICE INFORMATION].

#### ***Second Reading and Vote to Adopt***

On [DATE], Ordinance# [ORDINANCE NUMBER] was read for the second time, and the Town Council held a public hearing. The purpose of this hearing was to receive the Planning Commission’s recommendation and to solicit comments from the public. Notice of the meeting, at which this hearing took place, was given by posting the agenda on [DATE] in the following manner:

- [PUBLIC NOTICE INFORMATION].

[INFORMATION ABOUT THE TOWN COUNCIL’S HEARING]

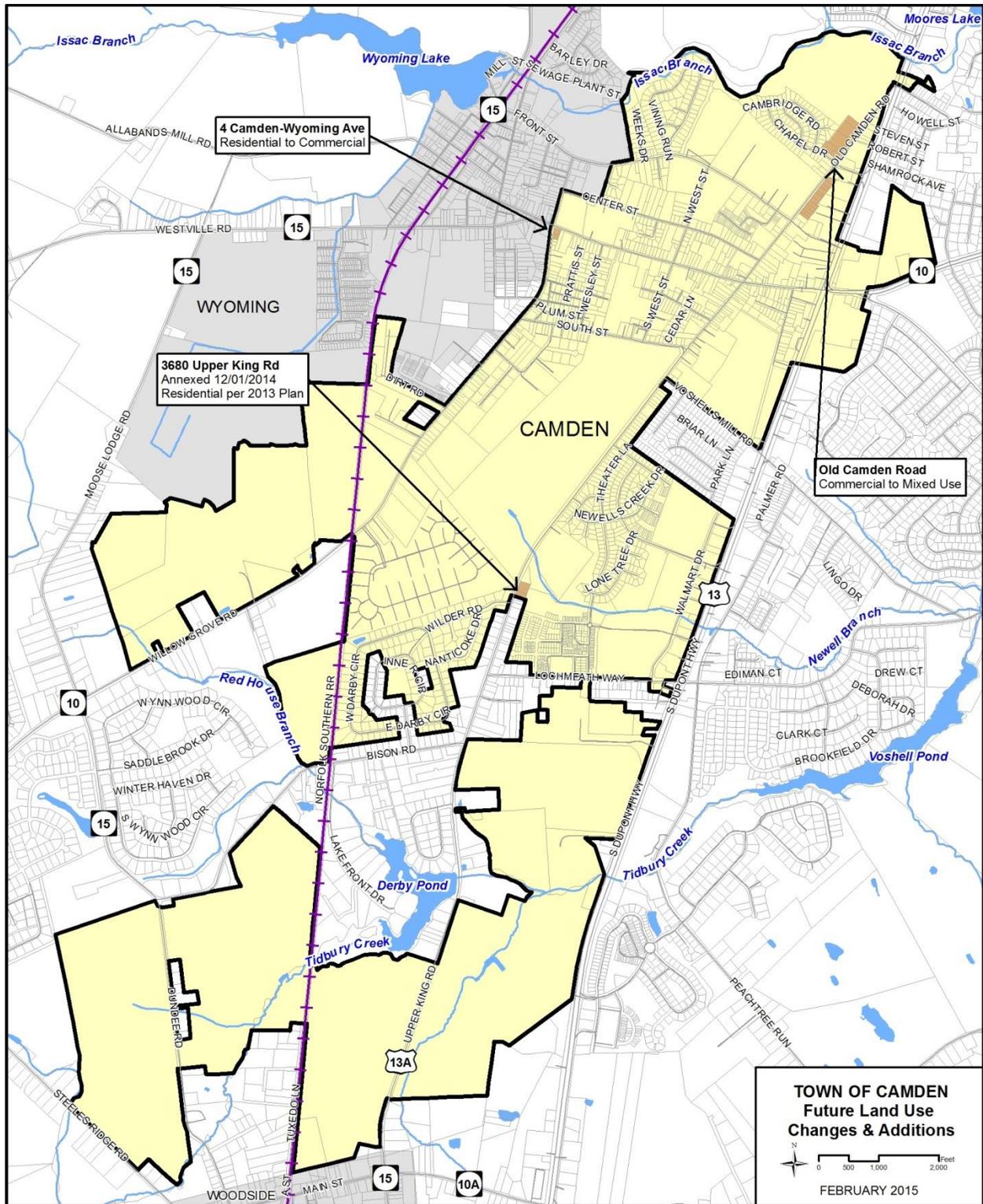
Everyone wishing to speak was given an opportunity to be heard. After considering the Planning Commission’s recommendation and public testimony, the Town Council [ACTION TAKEN].

## 2015 PLAN AMENDMENT

This Plan Amendment makes the following changes to the Future Land Use 2013 map. The table below lists each parcel affected by the changes, and the map on the following page depicts their locations.

**Table 2015-1. Land Use Changes 2015**

| Property Address<br>Parcel ID   | Future Land Use<br>01/06/2014 | Future Land<br>Use 2015 | Land Use-Zoning Consistency  |
|---|-------------------------------|-------------------------|--|
| 3680 Upper King Road-<br>CWSWA<br>7-00-10300-01-1800<br>7-00-10306-01-5300  | N/A                           | Residential             | Annexed after adoption of 2013 Plan Amendment, Residential land use consistent with recommended Residential land use on "Proposed Annexation Areas 2013" map in 2014 Comprehensive Plan Amendment.   |
| 4 Camden-Wyoming Avenue<br>7-02-09410-01-0200   | Residential                   | Commercial              | Corrects error on "Future Land Use 2013" map   |
| Old Camden Road<br>7-02-09408-01-4600<br>120 Old Camden<br>7-02-09408-01-4400<br>140 Old Camden<br>7-02-09408-02-2400<br>219 Old Camden<br>7-02-09408-02-2300<br>227 Old Camden<br>7-02-09408-02-2200<br>233 Old Camden<br>7-02-09408-01-4700<br>108 Old Camden<br>7-02-09408-01-4300<br>166 Old Camden<br>7-02-09408-01-4200<br>168 Old Camden<br>7-02-09408-02-2600<br>205 Old Camden<br>7-02-09408-02-2500<br>213 Old Camden<br>7-02-09408-02-2000<br>239 Old Camden<br>7-02-09408-02-1900<br>249 Old Camden<br>7-02-09408-02-1800<br>255 Old Camden<br>7-02-09408-02-1700<br>263 Old Camden<br>7-02-09408-02-1600<br>269 Old Camden<br>7-02-09408-02-1500<br>275 Old Camden<br>7-02-09408-02-1501<br>277 Old Camden | Commercial                    | Mixed                   | Area seems to be in transition; Mixed-Use land use designation allows market to determine when and whether properties "transition" from residential to commercial; individual zoning designations allow property owners to avoid nonconforming situations; would allow any combination of residential and commercial zones in a defined mixed use area such as this one. |



## PLAN IMPLEMENTATION

This section summarizes the provisions of the *Delaware Code* that must be complied with following adoption of this Plan Amendment.

- Section 702(c)—Adopt comprehensive rezoning within 18 months after adopting this Plan Amendment.
- Section 702(e)—Fully update entire comprehensive plan by May 5, 2018.
- Section 702(f)—Submit annual reports to OSPC each July 1.

## LAND USE AND ZONING LINK

Table 2015-2 describes how Camden’s zoning districts might match up with the land uses depicted on the “Future Land Use 2015” map. These match ups are intended as guidance for the Town Council to consider during the rezoning process. They are not intended to preclude the development of new zoning districts or revisions to the zoning ordinance, the subdivision ordinance, or any other land use regulations.

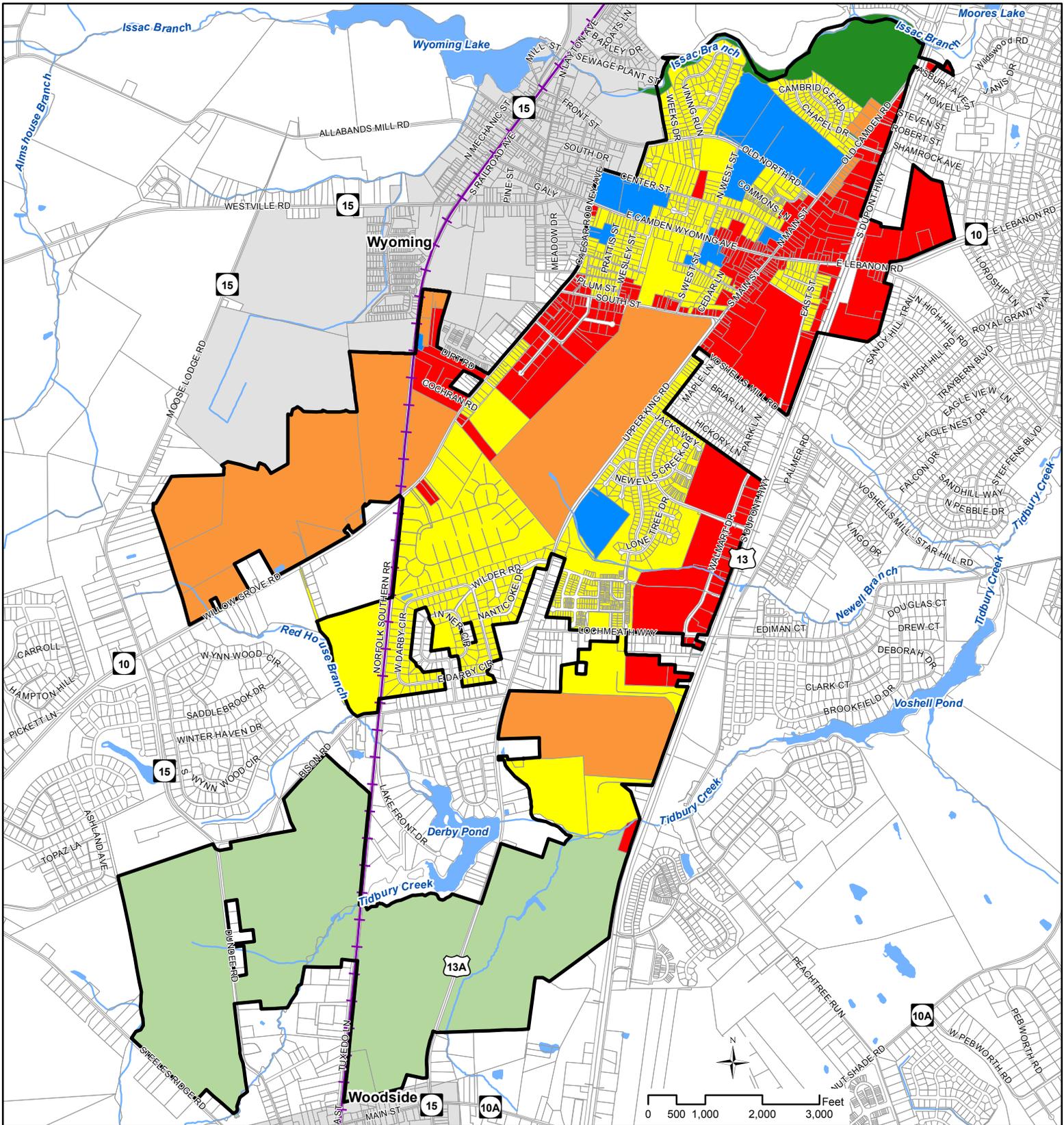
**Table 2015-2. Camden Land Use and Zoning Link**

| Land Use Designation           | Corresponding Zoning District(s)   |
|--------------------------------|--|
| Parks/Open Space               | P  |
| Residential                    | R-1, R-2, R-3, R-4, R-5  |
| Commercial                     | C-1, C-2   |
| Residential TDR Receiving Area | AG   |
| Mixed Use                      | R-5, or any combination of R-1, R-2, R-3, R-4, C-1, or C-2 that creates a mix of dwelling types and/or a mix of dwelling types and commercial uses |
| Infrastructure/Institutional   | All Zoning Districts   |
| All Land Uses                  | Heritage Overlay   |
| All Land Uses                  | Historic Overlay   |

## MAPS

This Plan Amendment hereby replaces, maintains, or adds the following maps in Appendix B of the 2007 Plan and the “Maps” section following page 13 in the 2013 Plan Amendment.

| 2007 Plan Map Title | 2013 Plan Amendment Map Title  | 2015 Plan Amendment Map Title |
|---------------------|--------------------------------|-------------------------------|
| Existing Land Use   | Existing Land Use 2013         | No Change                     |
| Future Land Use     | Future Land Use 2013           | Future Land Use 2015          |
| Current Zoning      | Existing Zoning 2013           | No Change                     |
| Annexation Plan     | Proposed Annexation Areas 2013 | No Change                     |



**TOWN OF CAMDEN**  
**2015 Comprehensive**  
**Plan Amendment**

**Future Land Use 2015**

PLUS Review  
 DRAFT - 04/06/2015

Map Date - 03/09/2015

**Land Use Designations**

- Parks/Open Space
- Residential
- Residential TDR Receiving Area
- Mixed Use
- Commercial
- Infrastructure/Institutional

**Base Map Data**

- Camden Boundary
- Parcel Boundaries
- Roads
- Railroads
- Streams
- Water Bodies

**Sources**

**Municipal Boundaries** - Camden boundary from Kent County Department of Planning Services GIS Mapping as of 02/04/2015, amended by IPA to include 7-00-10300-1800, annexed 12/01/2014, Ord. 2014-O-03; other municipal boundaries from FirstMap, downloaded 01/28/2015.  
**Property Addresses** - Kent County P.R.I.D.E. database and E-Map.  
**Parcel Boundaries** - Kent County Department of Planning Services as of 05/21/2014.  
**Streets** - FirstMap, downloaded 01/28/2015.  
**Railroads** - FirstMap, downloaded 01/28/2015.  
**Water Bodies & Streams** - FirstMap, downloaded 01/28/2015.  
**Note**  
 This map is provided by Institute for Public Administration (IPA) solely for display and reference and is subject to change without notice. IPA makes no claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein for purposes other than for which the data was intended.



***PLACEHOLDER FOR PLUS COMMENTS AND TOWN RESPONSES***



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