

Preliminary Land Use Service (PLUS) Application Municipal Comprehensive Plans

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](http://www.dnrec.state.de.us/DNRECeis/datamil.delaware.gov)
www.state.de.us/deptagri/

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

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

Name of Municipality:	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

Date of Most Recently Certified Comprehensive Plan: _____

Information prepared by:	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

Maps Prepared by:	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

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General Plan Approval Process

- Step 1:** Draft prepared by local government.
- Step 2:** Planning Commission and/or Legislative Body approves to send to PLUS at the time the plan is released for public review.
- 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 to 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.
- Step 7:** Once you receive the Office of State Planning Coordination letter stating that all certification items have been addressed, your Planning Commission and Council should adopt the plan pending State certification. We strongly recommend that your Council adopt the plan by ordinance. The ordinance should be written so that the plan will go into effect upon receipt of the certification letter from the Governor.
- Step 8:** Send our office a copy of the ordinance (or other documentation) that formally adopts your plan along with an electronic or paper copy of the final plan. We will forward these materials to the Governor for consideration. At the discretion of the Governor a certification letter will be issued to your town. The plan is effective on the date of adoption.
- Step 9:** Once you receive your certification letter, please forward two (2) bound paper copies and one electronic copy of your plan to our office for our records. It is suggested that you incorporate a copy of the State's PLUS letter and the Governor's certification letter into the final comprehensive plan document.

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Comprehensive Plan / Amendment Checklist¹

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

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results			

Population Data and Analysis	Yes	No	Page #
Past Population Trends			
Population Projections			
Demographics			
Position on Population Growth			

Housing	Yes	No	Page #
Housing Stock Inventory			
Housing Pipeline			
Housing Needs Analysis			
Position on Housing Growth			
Affordable Housing Plan			

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses			
Annexation Plan			

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues			
Redevelopment Strategy			
Community Development Strategy			

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

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Community Character	Yes	No	Page #
History of the Town or City			
Physical Conditions			
Significant Natural Features			
Community Character			
Historic and Cultural Resources Plan			
Community Design Plan			
Environmental Protection Plan			

Land Use Plan	Yes	No	Page #
Existing Land Use			
Land Use Plan			

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions			
Inventory of Community Infrastructure			
Inventory and Analysis of Community Services			
Water and Wastewater Plan			
Transportation Plan			
Community Development Plan			
Community Facilities Plan			

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships			
Intergovernmental Coordination Strategy			
Analysis and Comparison of Other Relevant Planning Documents			

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers			
Labor Market			
Income and Poverty			
Economic Development Plan			

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities			
Open Space and Recreation Plan			

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances			
Zoning Map Revisions			
Zoning and Subdivision Code Revisions			
Implementation Plan			
Coordination with Other Government Agencies			

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads			
Corridor Capacity Preservation Program			
Agricultural Preservation Program			
Sourcewater Protection			

Additional Comments:

Summary:

TOWN OF KENTON

Kent County, Delaware

2016 Comprehensive Plan



Adopted by the Town Council [DATE]

Certified by the Governor [DATE]

Prepared by

Institute for Public Administration
School of Public Policy & Administration
College of Arts & Sciences
University of Delaware



www.ipa.udel.edu
institute for Public Administration

PLACEHOLDER FOR ORDINANCE ADOPTING PLAN
AND
PLUS COMMENTS

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TOWN, COUNTY, AND STATE OFFICIALS

TOWN OF KENTON

Town Council

Howard Coleman, Mayor
Paul Capel, Vice Mayor
Kathy Lachmann, Secretary
Marietta Darden, Council Member
Joan Luttrell, Council Member

Town Treasurer

Robin Kassing

Planning Commission

Rusty Penawell, Chair
Herb Boyles, Vice Chair
Janie Mosher
Susan Swann

Town Solicitor

D. Barrett Edwards, IV, Esq.

KENT COUNTY

Levy Court

P. Brooks Banta, President/1st District
Bradley S. Eaby, Vice President/2nd District
Allan F. Angel, 3rd District
Eric L. Buckson, 4th District
George Jody Sweeney, 5th District
Glen M. Howell, 6th District
Terry L. Pepper, At-Large

County Administrator

Michael Petit de Mange, AICP

Planning Services Department

Sarah Keifer, AICP, Director

STATE OF DELAWARE

Governor

Jack A. Markell

Senate

David G. Lawson, 15th District

House of Representatives

Jeffrey N. Spiegelman, 11th District

Office of State Planning Coordination

Constance C. Holland, AICP, Director

INSTITUTE FOR PUBLIC ADMINISTRATION

This plan was prepared by the Town of Kenton Planning Commission with assistance from the Institute for Public Administration (IPA), a unit within the School of Public Policy & Administration at the University of Delaware. 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.

Comprehensive plans produced by IPA are a true team effort. Martin Wollaston manages the IPA Planning Services group and served as project manager of the Kenton Plan. IPA staff planners Linda Raab, AICP, and B.J. DeCoursey, AICP, provided research and drafted sections in the plan and IPA Graduate Research Assistants Nicole Seymour, Evan Horgan, Kirsten Jones, and Gemma Tierney provided research and support on this work.

INSTITUTE DIRECTOR

Jerome R. Lewis, Ph.D.

KENTON COMPREHENSIVE PLAN TEAM

Martin Wollaston, IPA Planning Services Manager

Linda Raab, AICP, Senior Land Use Planner

B.J. DeCoursey, AICP, Staff Planner

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Gemma Tierney, Graduate Research Assistant

Nicole Seymour, Graduate Research Assistant

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Nicole Minni, GIS/Graphics Specialist

EDITORIAL REVIEW AND COVER DESIGN

Sarah Pragg, Editor/Graphic Design

ACKNOWLEDGEMENTS

In addition to the IPA staff listed above, many thanks go to David Edgell, the Office of State Planning Coordination's Circuit Rider Planner for Kent County, and Jim Galvin, Dover/Kent County MPO for their assistance and guidance with this plan. Additionally, the town would like to thank the Dover/Kent County MPO for providing funding assistance for developing this plan.

A Municipal Comprehensive Development Plan for Kenton, Delaware

INTRODUCTION

This comprehensive development plan is intended to serve as a document for the future development of the Town of Kenton. When adopted by the Town Council, it will be given official recognition as a guide for future planning efforts of the community and its representatives. Implementation of the goals and objectives of this Plan will be developed in a land use (zoning and subdivision) code and other municipal ordinances following the completion of this plan. This plan is a flexible document, and the updating or revision of planning goals and objectives is essential to keeping the planning program responsive to the changing needs of the community.

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 Kenton and its policies guiding future land use decisions. Potential new residents can use the Plan as an informational resource about the town, including its characteristics and facilities, to help them make decisions about moving to Kenton. Community interest and commitment to practical planning and the timely implementation of the goals and objectives of this comprehensive development plan will contribute to a higher quality of life in Kenton. This Plan also contains the most current information on population, transportation, housing, employment, and the environment, which may be of interest to land developers, economic-development professionals, and financiers.

Finally, the Town of Kenton 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, “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

Kenton is an attractive small town located along an abandoned rail line in Kent County. The town has a lot of charm and character to offer for current residents, incoming families, and small businesses. This is the first comprehensive plan for Kenton and it aims to build upon the Town's strengths and develop a vision for the Town's future. This Plan provides a profile of the town and in doing so highlight the importance of community input in the planning process. This Plan presents the opinions and concerns of the town's residents and officials and assesses its current and future needs, including the town's consensus in regards to future land use and annexation. Following the formal adoption of the plan by the town, and plan certification by the state, the plan will be used as the foundation for developing the town's first zoning ordinance and zoning map.

1-1. PLANNING AUTHORITY

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

Kenton's comprehensive-planning process also must demonstrate coordination with other municipalities, Kent County, and the State during plan preparation. In addition, a comprehensive plan for Kenton and other small communities 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" (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 intended to span over a ten-year planning period and be reviewed at least every five years. More importantly, this document carries with it the force of law. Therefore, any future development must be in accordance with this town plan.

1-2. PLAN DEVELOPMENT PROCESS

In 2013, the Town of Kenton contacted the Institute for Public Administration (IPA) at the University of Delaware to work with the town's elected and appointed officials and citizens to develop the town's first comprehensive development plan. In 2014, IPA began the task of drafting this plan document and working in coordination with Kenton's Planning Commission and Town Council to cooperatively develop this document that will help guide the Town's future.

LOCAL PUBLIC PARTICIPATION

On June 3, 2013, Martin Wollaston, Linda Raab, and Theodore Patterson from IPA were joined by David Edgell from the Office of State Planning Coordination (OSPC), and Jim Galvin, Dover-Kent County MPO, to present to the members of the Planning Commission, Town Council, and community an introduction to comprehensive planning. This first meeting provided a basic overview of the elements of a comprehensive plan and the process and responsibilities of each participant.

The next meeting took place on June 2, 2014 with Theodore Patterson leading the discussion. The main topic was the town's demographics based on the 2010 Census. The meeting concluded with a discussion on the visioning process, the existing land use inventory, and the schedule for the Town's comprehensive planning process.

On September 29, 2014, Martin Wollaston, Evan Horgan, Dave Edgell, and Jim Galvin met with the Kenton Town Council for an evening meeting. The impressive citizen turnout was a testament to the interest of Kenton's citizens in the future of their community. Mr. Wollaston presented a revised schedule for the completion of the comprehensive plan and described the purpose of existing land use. He advised the town that future land use decisions be made carefully, utilizing the town's existing land uses as a guide. Mr. Jim Galvin of the Dover/Kent MPO was also present. Mr. Galvin discussed various transportation recommendations, including the future possibility of creating Kenton's bike or pedestrian plan.

On April 28, 2015 Martin Wollaston and Linda Raab (IPA) and Jim Galvin met with the Kenton Planning Commission for an evening meeting. Once again there was good attendance consisting of town officials and citizens and everyone participated in the discussions. The meeting started with several residents offering their nomination to serve on the Planning Commission to assist with the development of the town plan. Then IPA staff reviewed the status of the draft plan, focusing on current and future land use and potential annexations.

On January 11, 2016, Martin Wollaston, Linda Raab, and Jim Galvin met with the Kenton Planning Commission for an evening meeting. The purpose of the meeting was to review the draft plan previously sent to the commission. The main item of discussion focused on future land use and the Commission worked with IPA staff to develop future land use for each parcel of land in Kenton. The future land use map is very important since it will be used as the basis for establishing zoning for all parcels of land in Kenton. Commissioners also discussed annexation and growth plans for the town and decided to not designate any parcels outside of the town for annexation, but to establish an area of concern band of land around the town. The meeting concluded with an agreement that the town will hold a public meeting to present the draft plan and solicit additional public comment.

On March 15, 2016, IPA staff Martin Wollaston, Linda Raab, and BJ DeCoursey met with the Kenton Planning Commission and several town officials. Also at the meeting was David Edgell from OSPC, Luidmila Robinson from DeIDOT, and Jim Galvin from the Dover/Kent MPO. The meeting was held to provide an opportunity for the public to discuss the draft plan and maps. The attendance for this meeting was very low and it was decided that another public meeting should be scheduled with more aggressive advertising of the meeting.

Adopted by the Town Council [DATE]
Certified by the Governor [DATE]

DRAFT 04/29/2016

On April 19, 2016 IPA staff Martin Wollaston and Linda Raab was joined by Jim Galvin for the second public meeting to provide for public input and questions concerning the draft town plan. Attendance was good, consisting of several residents, town council, and town planning commissioners. The commission chair opened the meeting and the discussion focused on a few areas in the report where more information was offered (like history) and the future land use map. It was agreed that IPA would make a few additions to the draft to include discussion of the historic district and more town history. The commission chair would then present the plan to council at its May meeting for discussion.

INTERGOVERNMENTAL REVIEW

State PLUS Review

TO BE DEVELOPED

Town Council Adoption

TO BE DEVELOPED

Plan Certification

TO BE DEVELOPED

1-3. OVERALL PLAN GOALS

The Town of Kenton has a unique identity. Understanding its character will help the town shape its vision for the future. All comprehensive plans contain goals — broad concepts that form the foundation for implementation actions for consideration following the completion and adoption of the plan. The following goals are presented as the guiding principles for the future of Kenton.

- Preserve the town’s friendly small-town character and quality of life in ways that coordinate with Kent County designated growth zones.
- Recognize the town’s rich agricultural heritage and strive to promote that heritage to residents and visitors to the town.
- Promote the public health, safety, and welfare of current and future residents of Kenton.
- Enhance the quality of life of Kenton residents by providing for adequate open space and recreation opportunities throughout the community.
- Encourage orderly growth and conservation of the town’s historical character and assets through the establishment of zoning and land use ordinances.
- Maintain an open dialogue concerning potential future commercial activity in the town, including where and what type of commercial areas should be developed.
- Provide residents with services and facilities necessary to maintain a good standard of living.
- Improve non-motorized travel options within the town to enable safer movement of bicycle, pedestrian, and vehicle traffic throughout town.
- Coordinate regularly scheduled social activities in town to maintain community spirit and increase civic engagement.
- Encourage the development of undeveloped parcels within the town boundaries, in accordance with the character of the town, prior to consideration of annexation of parcels outside the town. Coordinate with nearby municipalities, Kent County, and the state to mitigate the impacts of development of surrounding areas on the Town, promoting open space preservation when possible.

Adopted by the Town Council [DATE]

Certified by the Governor [DATE]

DRAFT 04/29/2016

1-4. SURVEY—PUBLIC PARTICIPATION, COMMUNITY VISION, AND GOALS

In September 2014, people living in or near the Town of Kenton were asked to complete a survey that would help the Town Council and the Planning Commission craft the town plan. This survey is a valuable tool for gauging the opinions of people living in or nearby towards Kenton’s future town needs, town activities and issues, public services, transportation issues, future land use needs, and annexation.

Eighteen surveys were completed at town meetings or mailed in afterwards. This section summarizes the results of this survey.

Town of Kenton Survey Participants’ Demographics

	Yes	No
Currently living in the Town of Kenton	78%	22%
Currently own property in Kenton other than home	28%	72%
Currently own property in town but do not live there	22%	78%

Town of Kenton Future Needs

The following items are new facilities or institutions that the residents of Kenton may want for their town. How important is each of these items to you?

Highly Desirable	Desirable	Acceptable	Undesirable	Highly Undesirable	
1	2	3	4	5	
			1 & 2	3	4 & 5
Retail Businesses, example: Hardware store, etc.			28%	44%	28%
A “sit-down” dining establishment			33%	39%	28%
A town park with updated recreational activities			39%	33%	28%
A town walking trail, etc.			44%	22%	34%
Farmers Market / Community Center			17%	56%	27%

Town of Kenton Activities and Issues

Officials in town are considering organizing activities to encourage more interaction among the town’s residents. How important are each of these items to you?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	
1	2	3	4	5	
			1 & 2	3	4 & 5
To keep our town attractive, a “Clean Up Kenton Day”			78%	11%	11%
I would participate in a town Clean Up Day			44%	44%	12%
A “Yard of the Year” award			56%	28%	16%
An annual Town festival should be organized.			56%	33%	11%
An annual Christmas Party			19%	56%	25%

Town of Kenton Most Important Issues

The following includes a general list of important issues. The survey asked participants to please rank these issues in order of most important to least important. Below are the results, with Crime/Safety ranking highest and Traffic Congestion ranking lowest.



Town of Kenton Services

The following are services that are provided in Kenton either by the town or by other providers. Please note your satisfaction with the current provision of these services.

Very Satisfied	Satisfied	No Opinion	Not Satisfied	Very Unsatisfied	
1	2	3	4	5	
			1 & 2	3	4 & 5
Sewer Service (by Kent County)			89%	--%	11%
Street Maintenance			78%	11%	11%
Snow Removal			89%	5%	6%
Firefighting Service (by others)			83%	17%	--%
Emergency Medical Service (by others)			78%	11%	11%
Police Service (by town)			56%	28%	16%
Trash Removal (by others)			78%	6%	16%
Stormwater Management (by others)			69%	31%	--%

Town of Kenton Transportation Issues

Please rate the importance of the following transportation issues in Kenton:

Extremely Important	Important	No Opinion	Not Important	Not an Issue in Kenton	
1	2	3	4	5	
			1 & 2	3	4 & 5
Amount of cars using Route 300			56%	22%	22%
Amount of trucks using Route 300			59%	12%	29%
Adequate public transportation linking Kenton to towns to the north like Wilmington			39%	28%	33%
Adequate public transportation linking Kenton to towns in the south like Dover			50%	22%	28%

Town of Kenton Future Land Use

One of the most difficult issues to address in a town’s comprehensive plan is future land use. How do you feel about the following land use issues?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree		
1	2	3	4	5		
				1 & 2	3	4 & 5
Undeveloped land within town should be developed				18%	24%	58%
New development should be mainly for Residential uses				75%	12%	13%
If Residential:	Single family homes on ½ acre lots			75%	12%	13%
	Single family homes on smaller lots			44%	25%	31%
	55 and older communities			35%	35%	30%
	Townhouses			--%	11%	89%
	Apartments			--%	6%	94%
New development should include Commercial uses				47%	12%	41%
If Commercial:	Sit-down Restaurants			53%	24%	23%
	Fast Food-type businesses			41%	18%	41%
	Retail stores			35%	24%	41%
New development should include Institutional uses				27%	33%	40%
If Institutional:	Churches			30%	40%	30%
Undeveloped land should remain undeveloped and the town should explore options to keep it undeveloped				56%	19%	25%

Town of Kenton Annexation

The policies written in the plan will be used to guide future decisions involving whether land currently outside of Kenton’s boundary should be annexed into the town. Annexations can only occur if the adjacent property owner(s) request annexation by signed petition and a town Special Election by property owners approves the request.

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree		
1	2	3	4	5		
				1 & 2	3	4 & 5
Kenton should seek to annex adjacent properties that are proposed for development.				44%	19%	37%
Kenton’s small town atmosphere should be preserved.				69%	19%	12%
Urban growth should be balanced with the protection of farmland and open spaces in the Kenton area.				81%	19%	--%

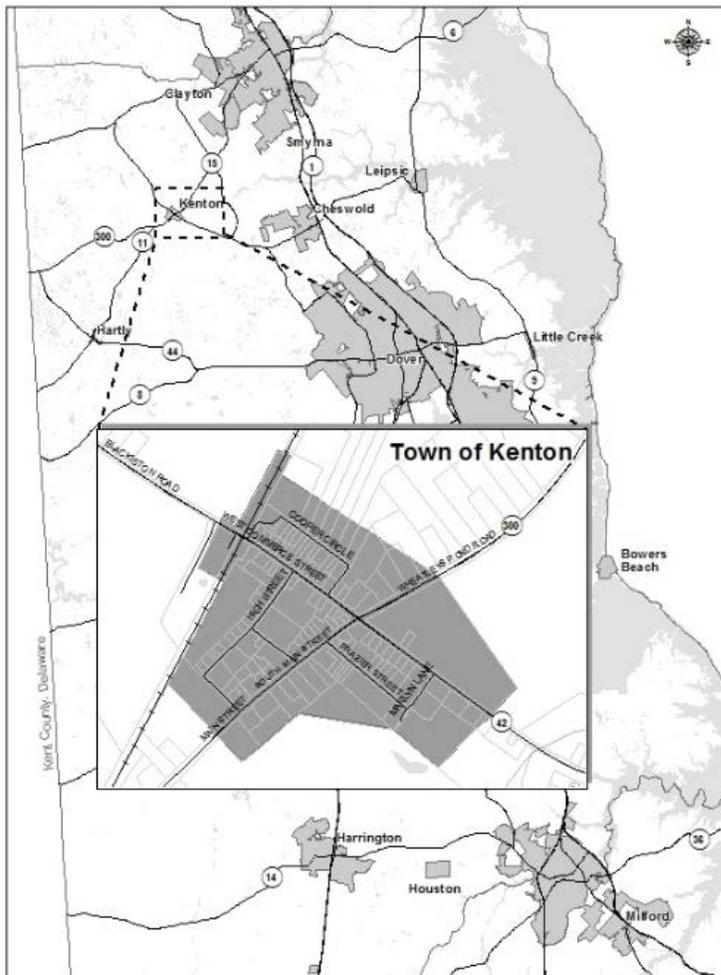
CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY

2-1. COMMUNITY PROFILE

LOCATION

Figure 1 shows Kenton’s location. As the figure shows, Kenton is located near the center of Delaware in Kent County at the intersections of SR 42 and SR 300. It is about 10 miles northwest of the state’s capital, Dover. The center of Kenton is located at 39 degrees, 13 minutes 38 seconds north of the equator and 75 degrees, 39 minutes, and 56 seconds west of the Prime Meridian. The total land area of the town is about 0.2 square miles, or 128 acres.

Figure 1. Kenton Location



HISTORY

The following history section was researched and contributed by Town of Kenton Councilperson Marietta Darden.

The Village of Kenton is a crossroads community located at the intersection of Route 42 and Route 300 in Kenton Hundred, Delaware as shown in the “Aerial View” map. Kenton was first laid out in 1796 by Philip Lewis who had begun to acquire property in the area five years before in 1791. While Lewis is

given credit for establishing the town and for owning the land in the area, the fact is he only was able to acquire the land that was south of Route 42 and Commerce Street, as the land on the north side was part of the Wilds' family holdings and remained so until the 1870s. Both the 1859 Byle's Atlas of Kent County and Beer's Atlas of Delaware in 1868 show details of the town and gives an idea of the growth of the town until 1868.

The town sits in the middle of a rich agricultural region and relied heavily on the trade of farmers to maintain itself. The roads that pass through the town were roads northwest from Dover to the Upper Chesapeake Bay and the roads southwest from Duck Creek or Smyrna to Centerville, Maryland.

The first commercial enterprises to locate in the town, after a store, were a blacksmith and a wheelwright. The business directory, printed with the 1859 Byle's map, lists two merchants, two doctors and a hotel keeper. There was also a distillery in town along Main Street, owned by John Green, who was operating the Kenton Hotel at the time.

During the mid-18th century, growing travel between Dover and the head of the Chester River resulted in the establishment of a Public House in Kenton to support the needs of travelers. Increasing commerce led to the growth of this village. First known as Grog-Town and Lewis' Cross Roads, the village was formally named Kenton in 1806. The village dates from the last decade of the 18th century, but did not achieve its peak until the last half of the 19th century when the Philadelphia (Wilmington and Baltimore Railroad) (Delaware and Maryland Railroad) line was put through from Clayton to Maryland.

A post office was established here in 1857. With the arrival of the Maryland and Delaware Railroad following the Civil War, the town became an important shipping point for local goods and products. By the 1880s, the town was home to 300 residents and a number of thriving businesses. On April 22, 1887, the Town of Kenton was formally incorporated by the Delaware General Assembly. Except for a few houses that date from the early settlement of the crossroads, most of the buildings in the district date from the last half of the 19th century and more specifically from 1870s and 1880s. The three oldest standing structures are the Wilds-Prettyman House and the Wilds-Cooper House; both are brick dwellings that were built in 1780.

The Kenton Historic District was listed on the National Register of Historic Places in 1983. Other sites at or near Kenton on the National Register of Historic Places are the: George Arnold House, Aspendale, Thomas Attix House, J. F. Betz House, Benjamin Blackiston House, W. D. Burrows House, Clark-Pratt House, Cooper House, Thomas Davis House, N. C. Downs House, T.H. Denny House, Green Mansion House, Robert Hill House, Hoffecker-Lockwood House, Alfred L. Hudson House, Kenton Post Office, Thomas Lamb Farm, Thomas Lamb House, and the Jefferson Lewis House.

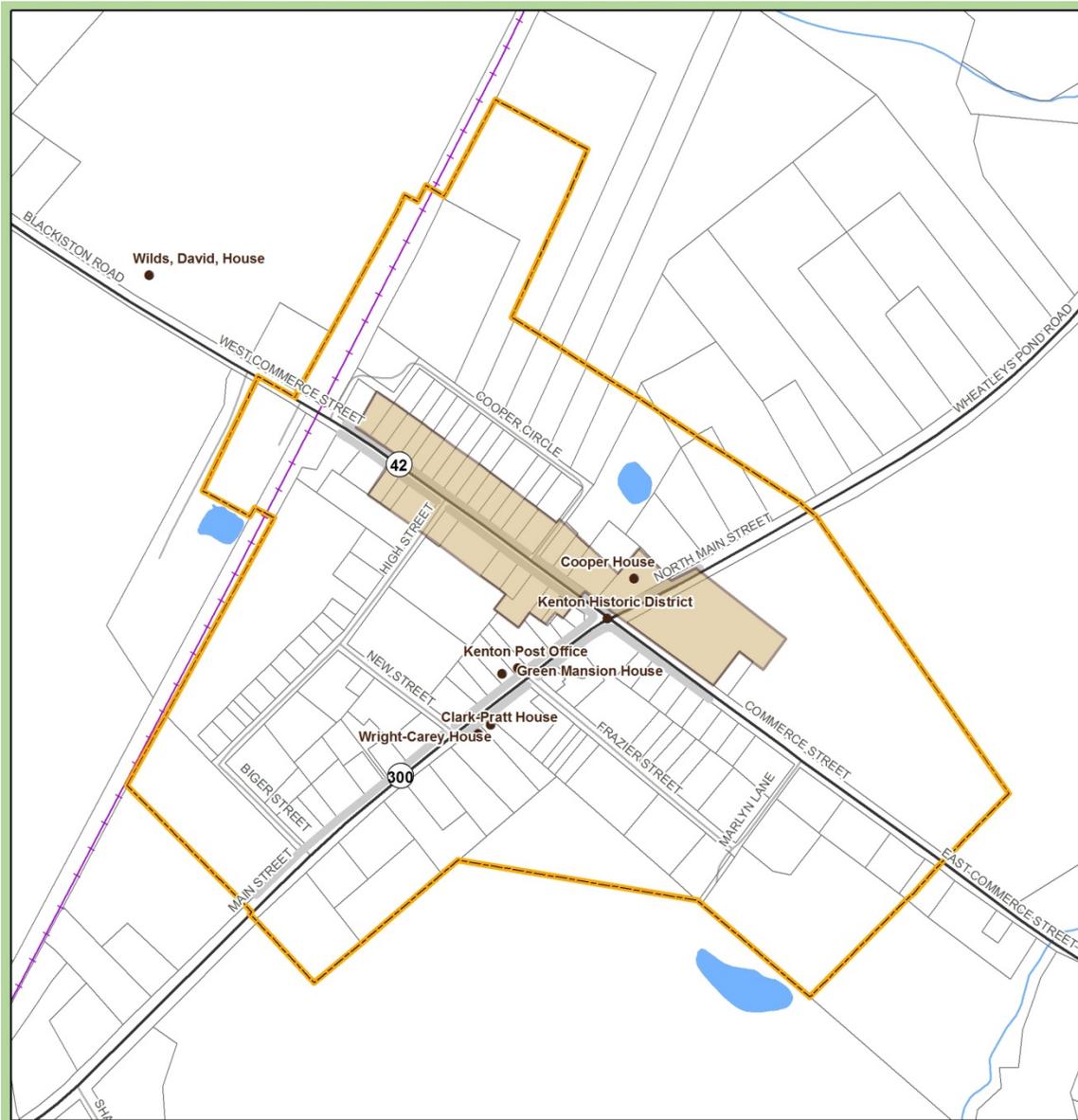
HISTORIC DISTRICT

The Kenton Historic District was recognized by the National Park Service as a significant historic resource to Delaware and the United States when it was placed on the National Register of Historic Places on August 29, 1983 (NRHP Reference Number 64000102) as the Kenton Hundred Multiple Resource Area. Authorized under the National Historic Preservation Act of 1966, the National Register is America's official list of cultural resources that merit preservation. National Register-listed properties number

more than 80,000 and can be districts, sites, buildings, structures, or objects recognized for their significance in American history, architecture, archeology, engineering, or culture. Owners of properties in the Kenton Historic District do not face any additional restrictions regarding the modifications they can make on their properties, provided that there is no federal money, such as tax credits, being used to modify or manage the property. However, owners are encouraged to contact the Delaware State Historic Preservation Office (SHPO) prior to making any modifications in order to discuss their renovation plans.

The shaded parcels on Figure 2 below depict properties that form the Kenton Historic District. The figure also identifies several historic sites labeled by name.

Figure 2. Kenton Historic District



POPULATION TRENDS

Table 1 compares Kenton’s population change between 1970 and 2010 with that of Kent County and Delaware. According to the 2010 U.S. Census, Kenton has 261 residents; that ranks its population 46th of the 57 municipalities in Delaware. Kenton’s population of 261 in 2010 reflected a growth of about 10 percent from the 2000 population. This increase coincided with increases in the population of both Kent County and the State. From 2000 to 2010, Kent County was the fastest growing county in the state and as it continues to develop and create additional employment opportunities, it is expected that Kenton’s population will also continue to increase.

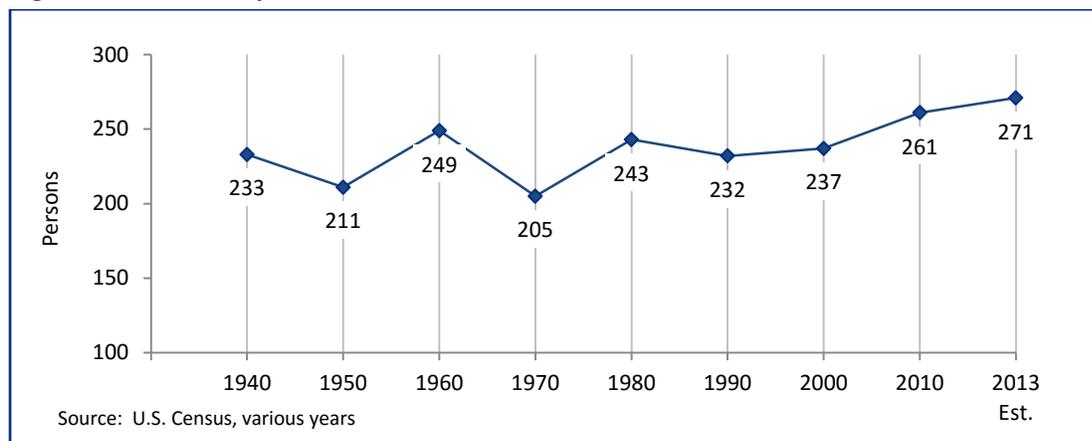
Table 1. Population Change, Kenton, Kent County & Delaware, 1970-2010

Year	Kenton		Kent County		Delaware	
	Number	Change	Number	Change	Number	Change
1940	233		34,441		266,502	
1950	211	-9.4%	37,870	10.0%	318,085	19.4%
1960	249	18.0%	37,870	0.0%	446,292	40.3%
1970	205	-17.7%	65,561	73.1%	548,104	22.8%
1980	243	18.5%	98,219	49.8%	594,338	8.4%
1990	232	-4.5%	110,993	13.0%	666,168	12.1%
2000	237	2.2%	126,697	14.1%	783,600	17.6%
2010	261	10.1%	162,310	28.1%	897,934	14.6%
2013 Est.	271	3.8%	169,416	4.4%	925,749	3.1%

Sources: U.S. Census Bureau, 1990 Census of Population and Housing, *Population and Housing Unit Counts*, CPH-2-9, Delaware U.S. Government Printing Office, Washington, DC, 1993; U.S. Census Bureau, 2010 Census of Population and Housing, *Population and Housing Unit Counts*, CPH-2-9, Delaware U.S. Government Printing Office, Washington, DC, 2012.

Figure 3 shows Kenton’s population trend from 1940 to 2010. As the chart indicates, Kenton’s population decreased between 1940 and 1950 and between 1960 and 1970. There was an increase between 1970 and 1980, and a decrease between 1980 and 1990. Since 1990 population has increased steadily.

Figure 3. Kenton Population, 1940-2010



POPULATION PROJECTIONS

Population projections are often difficult to accurately create and are unreliable for small geographic areas because there is a large margin of error when manipulating small numbers. And there are no State sources to reference for population projections for towns the size of Kenton. However, there are several methods to use to try to gauge population growth in these small towns.

One method of estimating population is to project it as a percentage of the growth projected in the larger surrounding area. A second method is to project forward the existing trend line for growth based on past growth within the municipality. Finally, a third method is to calculate the build-out potential by assuming the development of vacant parcels. Each estimate provides unique results, which have been summarized in an average population projection.

The first scenario uses the U.S. Census population data and estimates for Kenton from 2000 to 2010 included in Table 1. Overall, during those ten years, Kenton grew by 10.16 percent. The population counts for this period indicate that population has fluctuated at an average annual rate of 1.0 percent (calculated using the formula for average annual rate of change) between 2003 and 2013. Using this figure as the standard for projection, a conservative population projection can be derived.

The second scenario calculates the town's portion of the official Kent County population projection to 2040 based upon the percentage of the total Kent County population residing in Kenton in 2010 (approximately 0.160 percent). Population projections for Kent County are regularly updated by the Delaware Population Consortium. Using this method, another conservative projection is derived.

The third scenario is based on the amount of undeveloped property inside the town's borders. As pointed out earlier, the 2010 census reported the town's population to be 261 persons. This scenario starts with the 2010 population data, and then bases its projections on the number of vacant parcels in Kenton and the town's future land use policy. This scenario assumes that there will be no annexations. A second assumption for this approach is that all vacant parcels identified from the land use survey would be developed as residential by 2030. The final assumption, which is based on the 2010 Census, is that Kenton's average household size will be the same as Kent County, 2.73 persons per household.

As the "Existing Land Use" map shows, there are 16 vacant parcels in town. When these parcels are built out, Kenton will have 52 more people in town and the total population will be $261 + 52 = 313$.

Table 2 displays the results of these three scenarios.

Table 2. Population Projection Scenarios, 2010-2040

Growth Scenario	2010	2020*		2030*		2040*	
	Number	Number	Change	Number	Change	Number	Change
Scenario 1: <i>Trend Projection of Decadal Growth</i>	261	287	10.0%	316	10.1%	348	10.1%
Scenario 2: <i>0.16% of Projected Kent County Population</i>	261	286	9.6%	309	8.0%	328	6.1%
Scenario 3: <i>Buildout at 2.73 persons per household</i>	261			313	20.0%		

Sources: IPA, U.S. Census, 2010, Delaware Population Consortium. Starred (*) items are IPA estimates.

HOUSEHOLDS

According to the 2010 U.S. Census, family households make up most of the housing population in Kenton, about 74 percent, and the average family size is about 3 people. Additionally, about 42 percent live in a home with children who are under the age of eighteen. And about 19 percent of households included one or more individuals 65 or older.

RACIAL COMPOSITION

Tables 3, 4, and 5 compare the racial and ethnic composition of the Town of Kenton, Kent County, and the state of Delaware. The data shows that despite increasing racial changes in Delaware, Kenton's diversity has largely remained the same over time.

Kenton is less racially diverse than Kent County and the state as a whole, but, as indicated in Table 4, diversity has increased slightly since 2000. However, due to the small size of the population of Kenton, it only takes a few individuals to produce a large statistical impact on the population. For example, one full percentage point represents only slightly more than two individuals. Therefore, it is hard to make meaningful statements based upon the percentage of the population, as reported by the Census, for such a small population.

Table 3. Racial Composition by Place, 2010

Race	Kenton	Kent County	Delaware
White	89.7%	67.8%	68.9%
Black	2.3%	24.0%	21.4%
Asian	0.0%	2.0%	3.2%
Other	8.0%	6.2%	6.5%

Source: U.S. Census, 2010.

Table 4. Racial Composition Change Kenton, 2000-2010

Race	2000	2010
White	94.5%	89.7%
Black	3.4%	2.3%
Asian	0.0%	0.0%
Other	2.1%	8.0%

Source: U.S. Census, 2000-2010.

Table 5. Hispanic or Latino Population, 2000-2010

Year	Kenton	Kent County	Delaware
2000	4.6%	3.2%	4.2%
2010	10.7%	5.8%	8.2%

Source: U.S. Census, 2000-2010.

AGE PROFILE

Table 6 provides some basic information regarding the age of persons living in Kenton, Kent County, and the state of Delaware. As the table shows, Kenton's 2010 population was generally younger than that of Kent County or Delaware. The proportion of the population age 64 and younger is approximately 6 percent higher in Kenton than in the state of Delaware.

Table 6. Age Groups and Median Age by Place, 2010

Age Range	Kenton	Kent County	Delaware
0-19 years	28.3%	28.4%	26.0%
20-64 years	63.3%	58.0%	59.5%
65+ years	8.4%	13.6%	14.5%
Median Age	34.5 Years	36.5 Years	38.8 Years

Source: U.S. Census, 2010.

Table 7 displays the age profile for adults for Kenton, Kent County, and the state. The proportion of adults age 15-19 is higher in Kenton than in Kent County and state. Additionally, the proportion of Kenton residents older than 65 is comparatively smaller than in the state by approximately 5 percent.

Table 7. Age Profile of Adult Population by Place, 2010

Age Range	Kenton	Kent County	Delaware
15-19 years	9.6%	7.6%	7.2%
20-34 years	21.8%	19.9%	19.4%
35-54 years	30.3%	27.0%	28.1%
55-64 years	11.1%	11.3%	12.3%
65-84 years	8.0%	12.1%	12.7%
85 + years	0.4%	1.5%	1.8%

Source: U.S. Census, 2010.

EDUCATIONAL ATTAINMENT

Table 8 summarizes the educational attainment of persons over the age of 25 in Kenton, Kent County, and Delaware. As shown in the table, Kenton has a higher percentage of residents who have taken some college courses than in Kent County or the state. Additionally, a higher percentage of Kenton residents have obtained a high school diploma in comparison to the state.

Table 8. Educational Attainment of Population 25 Years and Older by Place, 2013

Highest Level Achieved	Kenton	Kent County	Delaware
Less than High School	12.4%	4.9%	4.2%
Some High School	24.8%	9.9%	8.1%
High School Diploma	32.7%	33.5%	31.7%
Some College	23.0%	21.9%	19.9%
Associate Degree	5.3%	8.4%	7.3%
Bachelor Degree	0.0%	13.4%	17.2%
Master Degree or higher	1.8%	7.4%	11.7%

Source: U.S. Census American Community Survey, 2013 5-year estimate.

INCOME AND UNEMPLOYMENT

Table 9 presents the median household income census data for Kenton, Kent County, and the state of Delaware. The percentage of Kenton residents that work in the public or government sector is smaller than residents of the county or the state. Kenton’s median household income is also slightly lower than the county and the state as a whole.

Table 9 provides median household income and employment data for Kenton, Kent County, and the state of Delaware. Table 10 gives a more specific breakdown of income distribution in the town. Both Kent County and the state have a higher median household income. Yet, Kenton holds a lower unemployment rate than the county and state. The percentage of Kenton residents who collect social security is similar to the county and state.

Table 9. Selected Income and Employment Data, 2013

Item	Kenton	Kent County	Delaware
Median Household Income	\$45,313	\$55,149	\$59,878
% Government Class of Worker	13.0	22.5	14.7
% of Population collecting Social Security	35.9	32.6	32.2
% of Population with retirement income	9.4	26.4	23.6
% of Population on Public Assistance	0.0	3.2	2.7
% of Civilian Labor Force Unemployed	4.2	9.8	8.9

Source: U.S. Census American Community Survey, 2013 5-year estimate.

Table 10. Kenton Household Income, 2013

Household Income	Number of Households	Percent
Less than \$10,000	6	9.4
\$10,000 to \$14,999	8	12.5
\$15,000 to \$24,999	4	6.3
\$25,000 to \$34,999	1	1.6
\$35,000 to \$49,999	26	40.6
\$50,000 to \$74,999	5	7.8
\$75,000 or higher	9	14.1

Source: U.S. Census American Community Survey, 2013 5-year estimate.

Table 11 displays data regarding poverty status among the populations of Kenton, Kent County, and Delaware. Poverty status is determined by the U.S. Census by the use of specific poverty thresholds identified and refined each year by the federal government. Poverty thresholds are the statistical version of the poverty measure and are issued by the U.S. Census Bureau to calculate the number of people in poverty in different states and regions in the United States. For example, the average weighted poverty threshold for a family of four in the 2010 Census was an annual income of \$22,314, not including public assistance or other unearned income.

As shown in Table 11, Kenton’s overall poverty rate and childhood poverty rate are higher than both Kent County and the state. The census results also indicate that there are no people in Kenton over the age of 65 who are below the poverty level.

Table 11. Poverty Status by Age Group and Place, 2013

Age Group	Kenton	Kent County	Delaware
All Ages	33.6%	12.9%	11.7%
Related children under 18	47.0%	20.6%	17.0%
65+ years	0.0%	6.8%	7.0%

Source: U.S. Census, 2013 American Community Survey, 2013 5-year estimate.

Table 12 provides some specific income-related data for the Town of Kenton, Kent County, and the state of Delaware. In every income classification, residents of Kenton had a lower mean annual income than in the county or state.

Table 12. Selected Income Data by Place, 2011

Income Type		Kenton	Kent County	Delaware
Wage or Salary	% of Households	83.3	77.4	79.1
	Mean Annual Income	\$55,633	\$64,474	\$76,538
Social Security	% of Households	31.5	30.1	30.6
	Mean Annual Income	\$14,653	\$16,775	\$17,605
Retirement or Pension	% of Households	13.0	25.6	23.5
	Mean Annual Income	\$6,129	\$22,269	\$24,040
Supplemental Security Income	% of Households	0.0	3.5	3.5
	Mean Annual Income	\$0	\$8,399	\$9,379
Public Assistance	% of Households	0.0	3.1	2.4
	Mean Annual Income	\$0	\$2,525	\$3,073

Source: U.S. Census, 2011 American Community Survey 5 year estimate.

Table 13 gives a general overview of the occupations of the residents of Kenton. While there is not one industry that employs the majority of the population, the most common employment category for Kenton residents is *“Educational, health, and social services.”* *“Manufacturing”* ranks as a close second in employment category for residents, followed by *“Construction”* and *“Retail trade.”*

Table 13. Occupation by Industry, 2013

Occupation	Percent
Wholesale trade	0.0
Information	0.0
Arts, entertainment, recreation, accommodation and food services	3.3
Construction	19.6
Manufacturing	20.7
Retail trade	16.3
Transportation and warehousing, and utilities	0.0
Educational, health and social services	21.7
Public administration	5.4
Finance, insurance, real estate, and rental and leasing	0.0
Professional, scientific, management, administrative, and waste management services	7.6

Source: U.S. Census, 2013 American Community Survey 5 year estimate.

2-2. HOUSING

This section of the plan addresses the current and future housing needs of Kenton. Housing concerns focus on the availability of residential structures in the town and whether there is adequate housing to meet the needs of residents.

HOUSING UNITS

Housing, or dwelling, units are defined as “one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.” Table 14 displays shows the trends in the number of housing units for the town, county, and state between 1970 and 2010. As the table indicates, Kenton’s housing stock grew between 1970 and 1980, declined in both 1990 and 2000, then increased from 2000 to 2010 by almost 20 percent. From 2000-2010, total housing units in Kent County increased by about 30 percent and in the state increased by about 18 percent.

Table 14. Housing Units, Kenton, Kent County & Delaware 1970-2010

Year	Kenton		Kent County		Delaware	
	Number	Change	Number	Change	Number	Change
1970	82		25,242	73.4%	180,233	22.8%
1980	99	20.7%	35,354	40.1%	238,611	32.4%
1990	93	-6.1%	42,106	19.1%	289,919	21.5%
2000	87	-6.5%	50,481	19.9%	343,072	18.3%
2010	104	19.5%	65,388	29.5%	405,885	18.3%

Sources: U.S. Census Bureau, 1990 & 2010 Census of Population and Housing, *Population and Housing Unit Counts*, CPH-2-9, Delaware U.S. Government Printing Office, Washington, DC, 1993 & 2012.

HOUSING TYPES

Table 15 provides data regarding the types of residential structures located in Kenton. Detached single-family dwelling units are the dominant type of housing, with the remaining housing comprised of mobile homes, boats, and other types of structures. Unlike in the county and state, there is no multi-family housing in Kenton.

Table 15. Housing Types, 2011

Housing Type	Kenton	Kent County	Delaware
Single Family, Detached	75.9%	65.2%	57.9%
Single Family, Attached	0.0%	8.5%	14.9%
Multi-Family	0.0%	13.0%	17.5%
Mobile Home, Boat, Other	24.1%	13.4%	9.6%

Source: U.S. Census, 2011 American Community Survey 5-year estimate.

AGE OF HOUSING STOCK

Table 16 displays 2011 American Community Survey data regarding the age of local housing stock compared to the county and state. In general, Kenton housing is older than housing in Kent County and the state. Most of the housing in Kenton was built before 1939 or after 2000.

Table 16. Age of Housing, 2011

Period Built	Kenton	Kent County	Delaware
2000 or later	37.9%	27.1%	18.5%
1990-1999	3.4%	19.4%	16.4%
1980-1989	10.3%	14.5%	15.3%
1970-1979	13.8%	13.8%	13.3%
1960-1969	0.0%	8.9%	11.5%
1940-1959	0.0%	9.8%	15.5%
1939 or Earlier	34.5%	6.7%	9.5%

Source: U.S. Census, 2011 American Community Survey 5-year estimate.

OCCUPANCY AND USE

Tables 17 and 18 display data regarding occupancy and vacant housing units in Kenton compared to Kent County and the state. In 2010, Kenton had a vacancy rate of nearly 12 percent, which was higher than the county's figure but lower than the state's. For small towns, with a low number of total housing units, this rate can fluctuate widely during the year since just a couple of units will significantly change the percentage.

Table 17. Occupancy Status for Kenton, Kent County and Delaware, 2010

Housing Status	Kenton		Kent County		Delaware	
	Number	Change	Number	Change	Number	Change
Occupied Units	92	88.5%	60,278	92.3%	342,297	84.3%
Vacant Units	12	11.5%	5,060	7.7%	63,588	15.7%
Total Housing	104	100.0%	65,338	100.0%	403,885	100.0%

Source: U.S. Census, 2010 Summary File 1.

Table 18. Vacancy Status for Kenton, Kent County and Delaware, 2010

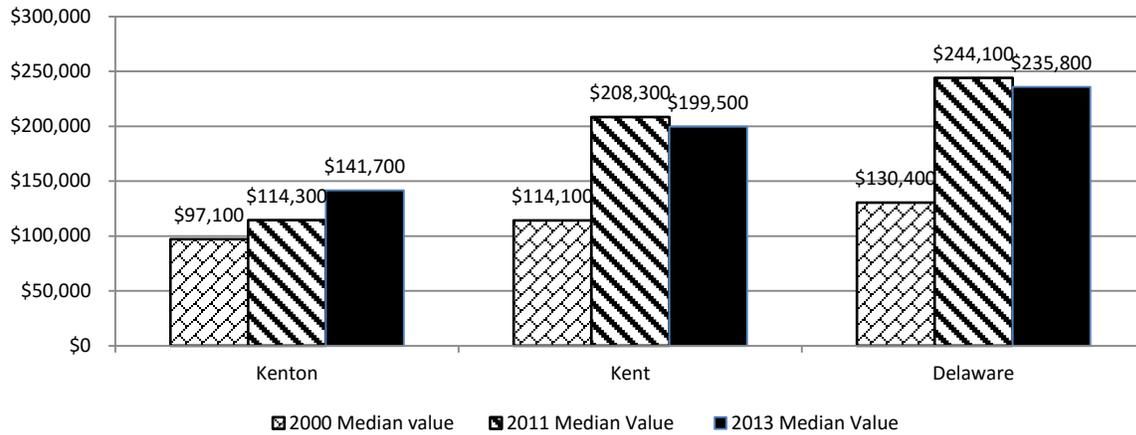
Housing Status	Kenton		Kent		Delaware	
	Number	Change	Number	Change	Number	Change
Rental Property	1	2.0%	1,572	31.1%	11,399	17.9%
For Sale	5	41.7%	1,168	23.1%	5,985	9.4%
Not Occupied	2	16.7%	344	6.8%	1,687	2.7%
Seasonal	1	8.3%	457	9.0%	35,939	56.5%
Migratory workers	0	25.0%	8	0.2%	43	.1%
Other Vacant	3		1,511	29.9%	8,535	13.4%
Total Vacant Units	12	100.0%	5,060	100.0%	63,6588	100.0%

Source: U.S. Census, 2010 Summary File 1.

HOUSING VALUE

Figure 4 displays data regarding the value of housing in and around Kenton. As shown in Figure 4, the median housing value in Kenton in the 2010 Census was less than housing in the county and the state. The value of housing in Kenton significantly increased between 2000 and 2013, but is still less than in the surrounding area. This implies that housing is relatively more affordable in Kenton for those who wish to purchase housing in the region. The low median housing value might also be correlated with the fact that many houses were constructed before 1940.

Figure 4. Median Housing Value, 2000, 2011 and 2013



Source: U.S. Census Summary File 1 2010, American Community Survey 2013 5-year estimate.

Since the 2010 census data are over five years old, an attempt was made to develop more recent information on the cost of housing. Table 19 shows the trend for the average value of housing in Central Kent County, which includes Kenton, Camden, Wyoming, Felton, and Viola. The average home price steadily decreased from 2010 to mid-2012, but has generally increased since then.

Table 19. Real Estate Data, Central Kent County, 2010-2014

Quarter	Central Kent County Average Home Price
Jan. – Mar. 2010	188,500
Apr. – June 2010	191,000
July – Sept. 2010	190,000
Oct. – Dec. 2010	190,000
Jan. – Mar. 2011	171,000
Apr. – June 2011	170,000
July – Sept. 2011	178,700
Oct. – Dec. 2011	165,000
Jan. – Mar. 2012	161,000
Apr. – June 2012	174,500
July – Sept. 2012	180,000
Oct. – Dec. 2012	184,900
Jan. – Mar. 2013	169,000
Apr. – June 2013	180,000
July – Sept. 2013	185,250
Oct. – Dec. 2013	177,900
Jan. – Mar. 2014	186,000
Overall Average	193,900

Source: Delaware State Housing Authority.

2-3. GOVERNMENT, COMMUNITY SERVICES AND FACILITIES

This section provides an overview of the town's government structure and the variety of community services and facilities available to the residents of Kenton.

TOWN GOVERNMENT

The Town of Kenton was incorporated by the General Assembly on April 22, 1877 and reincorporated on July 7, 1992. Its governing body consists of five town council members elected at-large and whose terms of office are two years. Candidates for the town council must be at least 21 years of age and have lived in Kenton for at least one year prior to election day. Elections are held on the first Monday in March, and persons who have lived in Kenton for at least 30 days and are at least 18 years of age prior to the election, are eligible to vote.

Following each election, the town council holds an organizational meeting. At that meeting, council members elect the mayor, vice mayor, and secretary from among themselves. Other elected offices are town treasurer and assessor. The charter authorizes several appointed positions including town manager, police chief, and deputy treasurer. Some of these positions are often vacant.

Compensation for council members and those in appointed positions is determined by Council. Information regarding the description of the roles of town employees and information about town services and departments is available in the Town Charter which can be found online at:

<http://charters.delaware.gov/kenton.pdf>

COMMUNITY SERVICES

Public Safety

Police services in Kenton are provided by the Kenton Police Department and the Delaware State Police. Kenton's police department was re-established in 2012 by unanimous vote of the Town Council. Currently the department is made up of a police chief and a corporal who work on a part-time basis. The police office is located in Kenton's municipal building on Main Street (Route 300). In the future, the Kenton Police Department hopes to start a Police Athletic League for the community's youth to engage in productive and safe activities.

Prior to the Town Council's decision to re-establish the town's police department, the Delaware State Police and surrounding town police departments, mainly Clayton and Smyrna, responded to emergency calls from Kenton. The State Police will also continue to provide support for the Kenton community. Troop 9, located in Odessa, responds to traffic issues, and Troop 3 in Camden handles criminal matters.

Fire and Emergency Medical Services

The Cheswold Volunteer Fire Company responds to emergencies in Kenton and is located about 5 miles from Kenton in downtown Cheswold. The company has four fire trucks, one heavy rescue truck, two grass-fire trucks, two ambulances, and a boat. Kent County provides countywide 911 Emergency Medical Services and the closest stations, are located in Dover and Smyrna.

Libraries

The Town of Kenton is served by four libraries: Kent County Public Library, Kent County Bookmobile, Smyrna Public Library, and the Dover Public Library. All programs are free and open to the public. The Kent County Bookmobile is a mobile unit that provides free and convenient service to its patrons and makes weekly stops throughout the county. Some of the programs offered by the Kent County Public Library range from cross-stitching classes to literacy development and financial workshops.

Schools

Kenton is in the Smyrna School District. As Table 20 shows, the district includes eight schools. There are four elementary schools (grades K – 5): Clayton Elementary School, North Smyrna Elementary School, Smyrna Elementary School, Sunnyside Elementary School; three middle schools (grades 6 – 8): John Bassett Moore Intermediate School, Clayton Intermediate School, Smyrna Middle School; and one high school (grades 9 – 12): Smyrna High School.

In 2014, 5,279 students attended schools in the Smyrna School District. The school district has about 800 employees, including 360 teachers, 30 specialists, 31 administrators, 12 guidance counselors, 9 nurses, 4 software technologists, 35 secretaries, 60 custodians, 79 child nutritionists, and 80 paraprofessionals. Children from Kenton attend the Sunnyside Elementary School, John Bassett Moore Intermediate School, and Smyrna High School.

Table 20. Public Schools Operated by the Smyrna School District

School Name	Location	Date Built/ Renovated	Enrollment 2014	Performance Rating 2012
Clayton Elementary	Clayton	1929/2006	475	Above Target/Superior
North Smyrna Elementary	Smyrna	--/--	500	Above Target/Superior
Smyrna Elementary	Smyrna	1963/1963	521	Above Target/Superior
Sunnyside Elementary	Smyrna	1999/1999	588	Above Target/Superior
John Bassett Moore Intermediate	Smyrna	1934/1934	403	Meets Target/Commendable
Clayton Intermediate	Clayton	1963/1963	475	---
Smyrna Middle	Smyrna	1960/1962	883	Meets Target/Commendable
Smyrna High	Dover	1997/1997	1,434	Below Target/Academic Watch
Total Enrollment			5,279	

Source: State Releases 2012 School Ratings, Delaware Department of Education, 2014.

More information and full reports can be found at the following website:

School testing scores: www.profiles.doe.k12.de.us/EntitySearch.ASPx.

Health Care

The closest major hospital facility to Kenton is Bayhealth Kent General located about 11 miles from town in Dover. This facility provides both outpatient healthcare and emergency medical services to all residents and visitors in the region. Bayhealth Kent General also offers family-centered birth services, da Vinci® Si™ Surgical System, cancer care, orthopedic and rehabilitation services, and a host of other advanced services. There are 439 beds, 455 physicians, and 2,892 employees. In addition, the Bayhealth Emergency Center is located in Smyrna, located about 5 miles north of Kenton at Wheatley's Pond and Carter Roads.

State Service Center

State service centers are one-stop locations offering a wide variety of health and social services. The closest center to Kenton is the James W. Williams State Service Center located at 805 River Road in Dover. The center staff can assist the public obtain services provided through the state Department of Health and Social Services, the state Department of Services for Children, Youth, and Their Families, and the Delaware Department of State, as well as help connect people with many nonprofit community-services groups.

Refuse Collection and Recycling

Private companies, such as Waste Industries, RPJ Waste Services, Inc., Independent Disposal Services, and Waste Management provide refuse collection in Kenton. Recycling services from these companies are available for an additional fee and the closest community collection facilities are available in Smyrna.

Postal Services

The Kenton Post Office is located at 24 Frazier Street. Residents can utilize USPS services from Monday to Saturday.

Utilities

Kenton does not provide, or invoice for utility services. Delmarva Power provides electric service to Kenton residents and businesses. Customers purchase electricity directly from Delmarva, which maintains the system. There is no natural-gas service located within the town.

Comcast has a franchise agreement with the town to provide cable, phone, and broadband internet services. Other connectivity options include satellite service from a variety of companies. Additionally, the town has discussed that it may formally request Verizon to consider providing broadband or FIOS services in Kenton.

2-4. WATER, WASTEWATER, AND STORMWATER MANAGEMENT

WATER SUPPLY

According to the Department of Natural Resources and Environmental Control (DNREC) records, there is one public-water well within the town limits. As shown on the “Environmental Features” map, this well is located on the town hall/park property, and supplies water only for the town hall. Water supply for all of the residents and businesses in the town is provided by individual private wells. During the development of this plan, there were a number of comments made by residents concerning quality and quantity problems that have been experienced over the years. Some of the residents have had treatment systems installed to improve the quality of their drinking water.

However, there seems to be little interest in having public water system service to the town. The main reason expressed is the costs – both for installation of the system and then daily operations. But since there have been reports of individuals having well problems, it is important that the town tries to track information from its residents about their water supply conditions so the town will be prepared to act if quality or quantity problems become more severe and widespread.

Should public water service be needed or desired to accommodate existing or future development, the Town must work with a public water-service provider to arrange for the service including obtaining a Certificate of Public Convenience and Necessity (CPCN) to provide public water service in Kenton. The closest subdivision on public water is Whitetail Run, located east of Kenton on SR 42, and is served by Tidewater Utilities.

Wastewater Treatment

Kent County owns, operates, and maintains the wastewater-treatment infrastructure that serves Kenton. In 1998, the Kent County Levy Court created a sanitary sewer district to bring sewer service to Kenton to replace failing septic systems. Every property in Kenton is included in the boundary of the district except for portions of the Roos properties in the northeast corner of the Town. These properties were annexed in 2001 after the sanitary sewer district boundaries were established. The town is part of Kent County Sewer Service District #1 for that area. As part of the agreement that established the district, Kent County has guaranteed wastewater service for all new development within the current town boundaries. However, if the town was to annex adjacent land and wanted the annexed land to receive sewer service, Kent County would have to approve an expansion of the sewer district for the annexed land to be included.

Sewer service has been available in Kenton since the early 2000s, but not every property owner has connected to the system. User fees are being assessed to all property owners of developed properties regardless of whether a connection has been made. Within the sanitary district, sewer service is available to undeveloped properties at one EDU (Equivalent Dwelling Unit) or 250 gallons per day.

There are two main sewer transmission lines servicing Kenton – one line flows south along State Route 300 towards Hartly and the other flows east along State Route 42. A pump station, located just east of town on State Route 42, is part of the Kent County collection system that consists of over 550 miles of sewer and force mains and more than 85 pump stations. All wastewater collected through this system is then transmitted many miles to the Kent County Regional Resource Recovery Facility located south of Frederica. Transmission capacity may be a limiting factor for some areas in the county.

The Kent County Regional Resource Recovery Facility is a secondary-waste-treatment facility, meaning it is designed to degrade the biological components of sewage through a process known as biological-nutrient removal. After the effluent is disinfected, the treated wastewater at this facility is then discharged through a man-made ditch to the Murderkill River. The facility is currently treating an average flow of about 12.5 million gallons per day (mgd) of wastewater from all of Kent County. The plant has been upgraded to treat up to 16.3 mgd, so there is still treatment capacity available.

However, discharge load limits, delineated by the NPDES (National Pollution Discharge Elimination System) permit issued by DNREC for discharges into the Murderkill River, must be observed regardless of total treatment capacity. According to the current Kent County Comprehensive Plan adopted in 2008, if growth in the county continues at the rate expected, the load limits for nutrients will soon be reached. At that point, Kent County plans to utilize spray irrigation on lands near the treatment facility to dispose of any treated effluent in excess of the discharge limits.

Kenton's wastewater-disposal needs are provided by Kent County and the town's future treatment needs within its current boundaries are guaranteed. Kent County's current policy is to provide wastewater-treatment service in county growth areas whenever technically feasible, however Kenton and the surrounding area is not within the county's identified growth area.

STORMWATER MANAGEMENT AND SURFACE-WATER PROTECTION

Stormwater management is an important factor in protecting surface waters, or water collecting in streams, rivers, lakes, wetlands, or oceans. There is a direct relationship between the percentage of impervious cover and water quality in streams—as impervious cover increases, stormwater runoff increases. The increased runoff that comes into contact with pollutants transfers these pollutants into the waterways. Pollutants that accumulate due to runoff include nutrients such as nitrogen and phosphorus, metals such as copper and lead, or organic chemicals such as oil and gas.

A system of vegetative or structural measures to control the volume and rate of stormwater runoff and to reduce erosion should be enacted in accordance with Kent County Regulations to aid in surface-water protection.

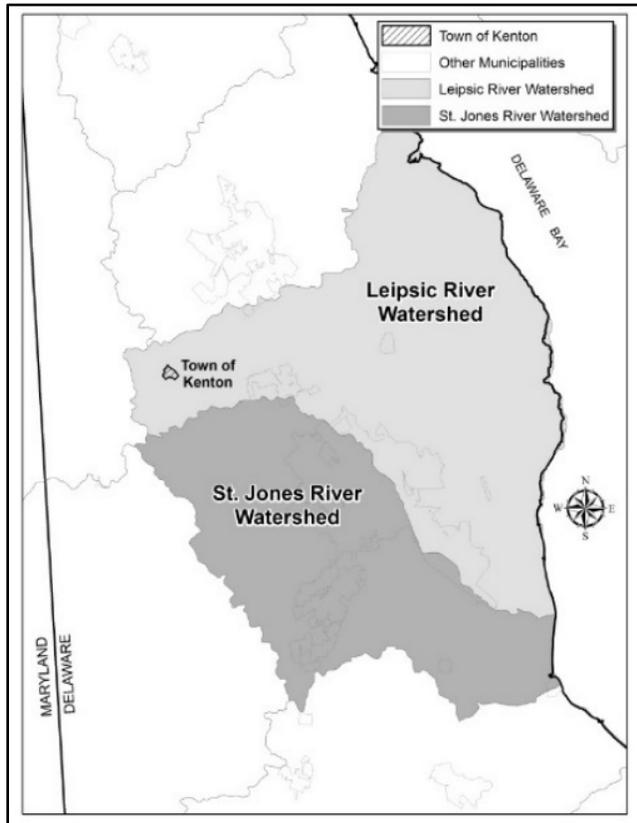
There are various ways to compensate for inadequate stormwater management to reduce pollutant loads and flooding. Some of these methods include the incorporation of stream- and wetland-buffer regulations, the integration of "green" development methodologies such as low-impact development, limitations on impervious surface levels in new development and redevelopment, and increased stormwater-management requirements for redevelopment of properties. As more development occurs in town, Kenton should continue to work with the state, Kent County, Kent County Conservation District, and other agencies to identify a strategy that will work for the needs of the town as well as for the surrounding ecosystem.

2-5. NATURAL RESOURCES

Natural resources are important to the residents and leaders of Kenton. There is a lot of undeveloped and agricultural land in the town, and a very large amount of undeveloped land surrounding the town which is currently mostly being used for agricultural purposes. Open space and natural areas are important for maintaining the town's character and quality of life.

LEIPSIC WATERSHED

There are four major drainage basins in Delaware; the Town of Kenton is located within the Delaware Bay Basin, meaning that precipitation that falls on Kenton will eventually flow into the Delaware Bay. The Delaware Bay Basin is about 814 square miles in size (520,960 acres) and is divided into 16 watersheds. Kenton is located within the Leipsic Watershed (Figure 5) and is bordered by the Smyrna River Watershed to the north and the St. Jones Watershed and Little Creek Watershed to the south.

Figure 5. Leipsic River Watershed

The Leipsic Watershed covers approximately 27,138 acres (105 square miles) of land. The land use in this watershed is about 47 percent forest and wetlands, and 42 percent agricultural. The main body of water in the watershed is the tidally influenced Leipsic River that meanders in a general eastern direction towards the Delaware Bay. The largest lake in the watershed is Garrison Lake. As the river approaches the bay, it flows into the Bombay Hook National Wildlife Refuge which is one of the largest remaining tidal salt marshes in the mid-Atlantic.

The Leipsic River Watershed has productive agricultural soils, comprising about 40 percent of the land area. The remaining area in the watershed is about 38 percent wetlands, 7 percent urban/residential, 7 percent water, 6 percent forests, and 2 percent other. Most of the wetland areas are tidally influenced marshes near the Delaware Bay.

TOTAL MAXIMUM DAILY LOAD

Total Maximum Daily Load (TMDL) regulations are authorized under federal code, but states are charged with developing and implementing standards to support the federal legislation that ensures the water of the United States meets certain thresholds for fishing, swimming, and drinking. The purpose of TMDL programs is to reduce the overall amount of pollution entering waterways through best management practices that take a comprehensive approach to the entire watershed. A few examples of best management practices include stormwater management, erosion control, and nutrient-management plans.

Section 7421 of the *Delaware Administrative Code* establishes the regulations governing TMDLs in the Leipsic River watershed. These regulations set specific limits for pollutants that can enter into watershed and still protect water quality that supports activities such as swimming and fishing. In Delaware, strategies for pollution control are typically managed on a watershed basis by a coordinated effort between DNREC and tributary action teams made up of stakeholders and the general public. Implementation of strategies to meet these TMDL regulations is achieved through the development and implementation of a pollution-control strategy by the tributary action team. To date, a pollution-control strategy has not yet been completed. DNREC has been collecting water quality data in the Leipsic River since the mid-1970s through various programs

The main impact to the Leipsic Watershed is from nonpoint sources and includes excess nutrients and bacteria, low levels of dissolved oxygen, and elevated levels of chlorophyll-a. The watershed has dissolved oxygen levels less than the state minimum of 4mg/L, which severely limits the viability of certain plant and animal species. The origin of nonpoint-source pollutants is determined according to the type of land use. Areas such as forests and wetlands naturally add minimal amounts of nutrients and bacteria to waterways. Agricultural uses add nutrients and bacteria from animal-feed lots, nutrients from fertilizers, and sediments from runoff. Urban uses increase nonpoint pollution due to increased impervious cover and nutrients from septic systems, residential fertilizers, industrial wastes, and pet wastes.

Since the land use in Kenton is primarily residential and agricultural, a nutrient-runoff-mitigation strategy to reduce nitrogen and phosphorus loading from land use activities could be considered. The town should consider working with DNREC, the Kent County Conservation District, and other local and county governments to aid in nutrient reductions. In the event of future development, Kenton should try to implement more progressive stormwater-management techniques, including the use of green-technology stormwater-management practices in lieu of conventional open-water stormwater-management structures, and encouraging the use of pervious materials wherever possible to reduce runoff and facilitate infiltration.

Table 21 summarizes the TMDLs that have been established for nonpoint-source pollutants for the Leipsic River watershed. More information can be found in the August 2006 TMDL report located at: http://www.dnrec.delaware.gov/swc/wa/Documents/TMDL_TechnicalAnalysisDocuments/7_LeipsicTMDLAnalysis.pdf

Table 21. Leipsic River Watershed Nonpoint Total Maximum Daily Loads

Pollutant	Total Maximum Daily Load	Reduction from 2002-2003 Baseline
Total Nitrogen (pounds per day)	559.40	40%
Total Phosphorus (pounds per day)	61.98	40%
Enterococcus (number of colony forming units per day)	1.08E+11	75%

Source: *Delaware Administrative Code*, Title 7, Section 7421, adopted December 1, 2006.

Many of the issues involving surface-water quality in Kent County focus primarily on the health of the Delaware Bay. The protection of these sensitive natural resources and the surrounding waterways and water bodies is dependent upon the efforts of public, private, and corporate stakeholders alike. The Town of Kenton is a member of this group of necessary participants in the protection of the regional environment and should participate along with the many other stakeholders whose actions have an impact on regional water quality.

FLOOD-HAZARD AREAS

A floodplain is defined as a flat, low-lying area adjacent to a watercourse that is subject to periodic inundation with water. While every flood event will have a unique floodplain, based on the amount of rainfall received, the 100-year-flood plain is accepted as the “regulatory” limit of flooding for flood insurance purposes and for many jurisdictional zoning and development practices. Since Kenton is not located within a 100-year-floodplain, there is a low risk of flooding within the town.

WETLANDS

Wetlands protect water quality by naturally filtering runoff on its way to water bodies. They also provide wildlife habitat and protection from flooding. Regulatory protection of wetlands is mandated under Section 404 provisions of the Federal Clean Water Act. Certain wetlands (mainly in tidal areas or sites containing regulated headwater streams) are accorded additional regulatory protection under Title 7, Chapter 66 provisions of the State of Delaware Code. Verification of the presence of wetlands is provided through a U.S. Army Corps of Engineers–approved field-wetlands delineation and/or an official DNREC wetland jurisdictional determination. There are no wetlands in Kenton.

SOILS

The soils in and around Kenton are well suited to support farming activities. According to the soil survey, available at <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>, almost all of Kenton’s soils are Hambrook sandy loam (HbB) or urban land complex (HkB) soils. Hambrook soils are classified as well-drained soils with slopes ranging from 0 – 5 percent. Hambrook soils have a land-capability classification of “2” for irrigated and non-irrigated lands. The land-capability classification system groups soils based on their capability of producing commonly cultivated crops without deteriorating over a long period of time, and a classification of “1” is the highest classification with the least restrictions for agricultural use.

CRITICAL NATURAL AND STATE RESOURCE AREAS

A critical natural area is any site that is listed in the State of Delaware Critical Natural Areas Inventory. There are no critical natural areas identified within the municipal boundaries of Kenton. In addition, there are no State Resource Areas in Kenton. The State Resource Area system was developed for identifying and prioritizing open spaces worth preserving.

TREES

There are many mature trees located throughout the town in both residential and institutional settings. These trees and ornamental plants contribute greatly to the visual appeal and healthy environment in Kenton. The Delaware Forest Service’s Urban and Community Forestry Program provides annual funding for tree-planting, tree-care, and tree-management projects on publicly owned lands. In addition, the

U.S. Forestry Service's Tree City USA Program, offered through the National Arbor Day Foundation, provides additional funding for tree-protection, education, and public awareness projects. A number of Delaware municipalities participate in the Tree City USA program. Participation in the program requires that the town establish a tree board or department, a tree-care ordinance, a community forestry program with a budget of at least \$2 per capita, and an Arbor Day observance or proclamation.

PARKS AND OPEN SPACE

Kenton has one public park which is located behind town hall. There are also a number of acres of land that are not developed within the town, although this land is all privately owned. DNREC's Division of Parks and Recreation provides grant assistance to local governments through the Delaware Land and Water Conservation Trust Fund (DTF) for land acquisition and park development. The town may be eligible to apply for funding from this program to develop the town park.

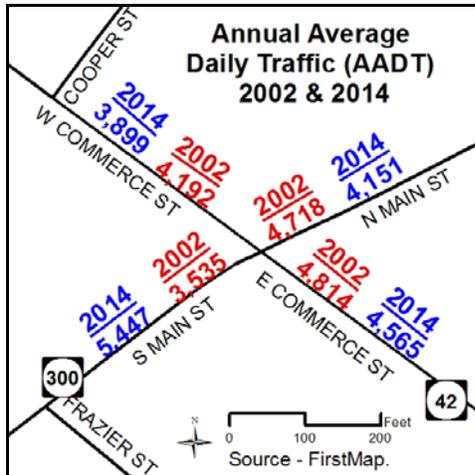
2-6. TRANSPORTATION

This portion of the plan focuses on the roads and transportation modes that serve or are available to the Kenton community. Since transportation involves linking areas within and outside of the town, this section of the plan includes extensive use of a regional context and an intergovernmental approach to planning. This transportation section also demonstrates the intergovernmental approach that must be taken in comprehensive development planning and highlights opportunities for transportation related improvement in Kenton.

ROADWAY FACILITIES

The "Transportation Network" map details the transportation network serving the Town of Kenton. The primary transportation routes that run through the town are State Route 300 and State Route 42. State Route 300, built in 1938, starts to the north in Smyrna and runs through Clayton then southwest through Kenton and continues west into Maryland. As the road approaches Kenton from the north it is also referred to as Wheatleys Pond Road. State Route 300 is state-maintained and identified as North Main Street and South Main Street within the town boundaries. As State Route 300 continues westward it turns into Maryland 300. In 2002, the Annual Average Daily Traffic (AADT) count near Kenton's municipal limits was 4,718 vehicles per day. In 2014, the AADT dropped to 4,515 vehicles.

State Route 300 intersects with State Route 42 near the town's center. Route 42 originates to the east at Route 9 and runs west across U.S. Route 13, through the middle of Cheswold, and then northwest through Kenton. Route 42 is also maintained by the state and is identified as Commerce Street within Kenton and is then called Blackiston Road. As shown in Figure 6, the 2002 AADT was 4,814 vehicles. By 2014, the AADT had decreased to 4,565.

Figure 6. AADT 2002 & 2014

MUNICIPAL STREETS

As shown in the “Transportation Network” map, there are only a few municipal streets in Kenton. According to the Fiscal Year 2015 Municipal Street Aid Fund Distribution Tabulation table, there are 0.94 miles of municipal streets for which Kenton received \$5,417.72 from the state.

The residents of Kenton have reported that an increasing problem for the town has been large, heavy trucks using the municipal streets. Trucks are often parked on a couple of the side streets in the town while the drivers take meal breaks. These side streets were not constructed to handle the weight of these trucks and town officials reported that these roads are now failing. The town has been working with DelDOT officials and is discussing options for controlling access to these roads by trucks, and road repairs.

BUS TRANSPORTATION

At this time, Kenton is not served by DART/First State. The nearest bus route is DART’s Dover-Cheswold-Smyrna Route 120 which runs mainly along U.S. Route 13. DART provides paratransit service for elderly and disabled riders. The service is door-to-door and rides need to be arranged at least one day in advance. Also available is the Senior Citizens Affordable Taxi (SCAT) service, which provides elderly or disabled persons with a 50 percent discount on taxi fares from participating companies.

RAIL TRAVEL

The closest commuter rail stations are located in Wilmington and Newark. Amtrak provides daily services in and out of the state. Amtrak also advertises a curbside bus stop which is located at 654 North DuPont Highway (7-11 store) in Dover. The Southeastern Pennsylvania Transportation Authority (SEPTA) provides regional rail service as far south as Newark, Delaware. The Newark/Wilmington Line connects riders to Amtrak services and also makes stops at Churchmans Crossing and Claymont in New Castle County as it travels north to connecting transit in Philadelphia.

AIR TRAVEL

The closest large commercial passenger service airports for Kenton residents are either the Philadelphia International Airport or the Baltimore-Washington International Airport. The New Castle Airport offers limited commercial flights to other parts of the nation, but the most recent service provider, Frontier Airlines, closed its operation there in 2015, and there are currently no commercial airlines operating at New Castle Airport.

There are a number of smaller airfields for private planes in central Delaware. The closest is the Delaware Airpark located a couple miles to the east of Kenton. This small airpark serves both corporate and recreational flyers year-round. It is also the home of the Delaware State University's flight training program. The airport is especially busy during the summer months when Delaware State conducts NASA and Air Force ROTC pilot training.

PEDESTRIANS AND BICYCLES

The Pedestrian Environment/Walkability

Overall, the pedestrian environment of Kenton can probably be described as friendly and welcoming. It's a small town and it has that small town, don't need to lock your doors, feel to it. There are no "scary places," like a poorly lit parking garage. There are also no super-centers or big-box retail that could make pedestrians feel out of place. Although sidewalks are not everywhere in the town, almost anywhere there is a sidewalk, as a pedestrian, one feels like they have a right to be where they are and reasonably physically secure.

The one danger the pedestrian environment doesn't always successfully address is vehicular traffic. As noted, the town has its fair share of truck traffic and it was observed that even in the middle of the day (not rush hour) Commerce Street and Main Street had a steady stream of cars and trucks.

Overall, the town's sidewalks are narrow and sit very near, often flush to, the street. Obstacles like utility poles in the sidewalk, overhanging shrubbery, and spots where the sidewalk could use maintenance do leave one with the distinct feeling that they are walking along a busy street. Some areas have a grassy buffer, but in all cases it's a narrow strip of grass. Building maintenance is also more important to a pedestrian than the passing motorist. The town's building stock is generally in fair to good condition. However, there are a few structures that are in need of repair which might lead a pedestrian to wonder if they've crossed into a "bad area."

The town might consider regulating fences in town by ordinance. There is very large chain link and/or barbed wire fencing within the town. Fencing in the front of properties is often unsightly and also can be a deterrent to pedestrians.

A complete pedestrian environment should also be well lit so sidewalks can be seen during both the day and at night. The public lighting in Kenton was inventoried and is shown in the "Lighting Map." Most of the lighting in Kenton is from street lights installed to light the roads. There are many factors that can influence the effectiveness of lighting, including the height of the pole supporting the light fixture, the type of bulb, shielding around the light fixture, and objects located between the light fixture and the

surface like trees. The lighting map provides the town with another tool to plan improvements to the pedestrian environment.

Pedestrian Network

The “Transportation Network” map identifies the streets with sidewalks. Kenton is essentially a crossroads town, sitting at the convergence of State Route 42 and State Route 300 (Commerce and Main Streets, locally). High Street, Cooper Street, New Street, Biger Street, Frazier Street, and Marlyn Lane are the principal minor arterial/collector roads in the community. None of these roads have sidewalks or marked shoulders. However, traffic on these streets is minimal and the IPA survey team witnessed residents comfortably walking and bicycling along them.

North Main Street

Though the statewide sidewalk layer indicates sidewalks on the western side of North Main Street, in fact, there are none. The western side of the street does have a paved drainage ditch, which was probably mistaken for a walkway during aerial interpolation. The ditch is steeply sloped and cannot be walked upon.

East Commerce Street

There are no sidewalks on the northern side of Commerce Street east of Main Street. The street’s southern edge has a narrow sidewalk that extends about halfway to Marlyn Lane before abruptly stopping. The sidewalk is buffered from the roadway by a thin grass strip.

South Main Street

South Main Street’s western edge has a continuous sidewalk from the intersection to the edge of the municipal limits where it ends in front of Kenton’s Town Hall. The sidewalk is generally flush up against the roadway with a curb acting as the only buffer to passing traffic. Shortly before the schoolhouse, a three foot grassy buffer is introduced. The sidewalk is in generally fair to good condition. A patch where grass is visibly beginning to compromise the surface can be observed just south of New Street.

The street’s eastern edge only has sidewalks for half that distance, ending roughly where New Street and South Main intersect. Utility poles sit nearly in the center of it every 20 or so yards. Again, the sidewalk directly abuts the street. Though there is a curb, there are several fairly large curb cuts. As a result, the sidewalk slopes directly towards Main Street in several spots.

West Commerce Street

West Commerce probably has the best sidewalk coverage of any of the areas visited. Its north and south sides host continuous sidewalk from the main intersection in town west, nearly to the municipal boundary. Both sides end at what appears to be an abandoned railroad right-of-way. The sidewalks service all of the homes on both sides of the street

Unfortunately, the walkway on the street’s northern side has almost no buffer from traffic. The sidewalk directly adjoins the narrow shoulder. Also, the curb is very slight, perhaps averaging two to three inches in height. Though traffic on Commerce Street wasn’t observed moving very fast, a vehicle going only several miles per hour would easily be able to roll up on the curb and sidewalk.

The southern side of West Commerce Street is better protected. It has a thin grass buffer for the majority of its length. Also, the utility poles are placed in the buffer. This has the effect of presenting a hard barrier to passing traffic. Though not tall, the curb generally measures at least six inches.

DESTINATIONS

All destinations in town are less than a 10-15 minute walk from any other point in the municipality. The town really is a place where residents can live, eat, work, pray, and play without having to drive much, if at all. Kenton has a gas station/convenience store, a town hall, a church, liquor store, park, thrift shop, and post office abutting the sidewalk network. A food distributor and furniture store are located on West Commerce Street near the town's western edge. The post office is centrally located, as is the gas station, thrift shop, liquor store, and church.

The town hall is a bit more distant, but easily reached on foot in just a few minutes. The park sits behind town hall. It's a fairly expansive space with picnic facilities, ball-field, and a basketball court. Oddly, the court is striped for parking cars, or a basketball hoop was installed in the parking lot. In either case, the site has adequate room to remedy this dual use.

CLAYTON-EASTON RAILS TO TRAILS MASTER PLAN

In 2005, the Delaware Department of Transportation developed a statewide rails to trails master plan to assess the potential for using abandoned or unused railroad corridors for pedestrians and bicyclists. One of the projects included in this master plan involves the railroad corridor that runs along the western edge of Kenton. This corridor, called the Clayton-Easton Line, starts at the historic train station in Clayton and runs about 14.4 miles through Kenton and Hartly to Marydel at the Delaware-Maryland border. This old railroad corridor still has the original rails and ties in place and is covered by light grass and scrub vegetation. The corridor right of way is 65 feet to 75 feet wide. The entire corridor is owned by the State of Maryland Transit Administration. The ownership by Maryland is reportedly a very complicating issue for this project.

The Town of Kenton supports this project and believes that development of a rail-trail could provide numerous opportunities for the town's residents and businesses. Nationally, rails to trails projects have provided an economic stimulus for nearby areas. These projects often increase the attractiveness of an area which can also increase property values.

2-7. RECOMMENDATIONS FOR CONSIDERATION

This section sets forth the recommendations for consideration developed in Chapter 2.

GOVERNMENT, COMMUNITY SERVICES AND FACILITIES

- Establish, in conjunction with Kenton Police Department, a Police Athletic League for the community's youth to engage in productive and safe activities.
- Explore requesting Verizon to provide broadband or FIOS services in Kenton.

WATER, WASTEWATER, AND STORMWATER MANAGEMENT

- Consider collecting information about issues affecting individual water wells in town in order to better determine if problems are localized or wide-spread.
Water supply for all residents and businesses is provided by individual wells and there have been a number of comments made by residents concerning water quality and quantity problems these residents have experienced over the years.
- Consider the development and adoption of a source-water ordinance to protect drinking water
The town relies on groundwater as its sole source of water supply and must be careful to protect the quantity and quality of the groundwater. The state requires source-water-protection measures for jurisdictions in Delaware with populations over 2,000, so the town is not required to adopt a source water ordinance to better protect its drinking water sources. However, it would be prudent for the town to consider adopting protective measures, since it is always less costly to protect drinking water supplies than it is to clean them up or replace them if they become contaminated. In addition, a large portion of the town is on top of an excellent water recharge area as shown on the “Environmental Features” map.
- Work with Kent County and the Conservation District to make sure stormwater management for lands within town is as stringent as required on lands outside of town.
Stormwater management has reportedly not been a major problem within Kenton, although localized problems occur from time to time. As more land is developed in town, it will become increasingly important to work with Kent County and the Conservation District to make sure the town develops ordinances that include modern regulations for managing stormwater.

NATURAL RESOURCES

- The town should pursue funding assistance through grants from the Delaware Land and Water Conservation Trust Fund (DTF) to assist with park development and future park land acquisition.

TRANSPORTATION

- Continue working with DeIDOT to address the issue of large trucks driving on and parking on municipal streets that were not built to handle these trucks.
- Consider adopting a sidewalk ordinance to provide a continuous sidewalk network for pedestrians and bicyclists to safely move around the town.
- Consider adopting of a fence ordinance to better manage the type and placement of fencing in town, particularly along pedestrian walkways.
- Support the advancement of the Clayton-Easton Rails to Trails project and would like to be involved in discussions with the state to advance this project.

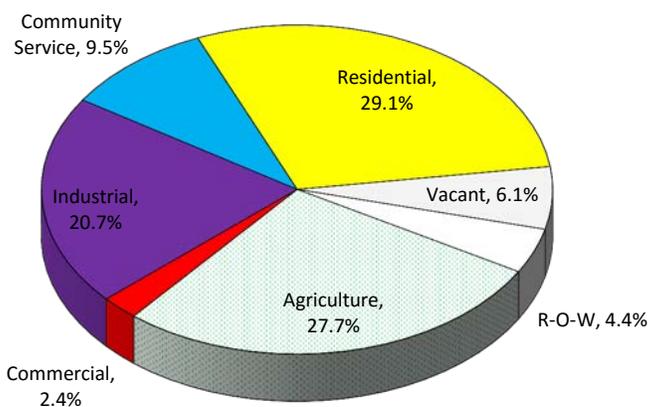
CHAPTER 3. LAND USE

Land use is a term used to describe how land is used or occupied. This chapter discusses Kenton's existing land uses, prescribes the desired future land uses in the town, and addresses the town's position on growth outside of its current boundaries.

3-1. EXISTING LAND USE

Existing land use reflects a jurisdiction's current development pattern; it shows how land is being used currently. Kenton's existing land uses are displayed on the "Existing Land Use" map, and Figure 7 below summarizes the distribution of these land uses.

Figure 7. Kenton Existing Land Use Distribution



Compiled by IPA and Town of Kenton, 2016.

AGRICULTURAL

Kenton's agricultural areas are at the edges of town. The largest agricultural parcel is a 15-acre farm at the northeast corner of Commerce Street and Main Street. A second area being farmed is on the east side of Cooper Street and the north side of North Main Street. A third agricultural area is a two-acre parcel at the corner of High Street and New Street which is farmed by members of the Ruritan Club. A fourth agricultural area includes two parcels adjacent to, and under the same ownership, as the Byler farm located outside of Kenton's town limits.

RESIDENTIAL

Almost 30 percent of Kenton's land use is residential. These uses are concentrated along Main Street and Commerce Street as well as on the west side Cooper Street and on both sides of High Street. Single-family detached homes are the most common type of residential use, and most of these homes are oriented towards the street.

COMMERCIAL

Typical commercial land uses include retail sales and service establishments as well offices and eating places. Kenton's commercial establishments are clustered primarily in the southwest quadrant of Main

Street and Commerce Street. They include a gas station/convenience store, a liquor store, and a thrift shop. There is another business at 109 Cooper Street.

INDUSTRIAL

Uses are generally classified as industrial if they involve establishments where items are made, assembled or processed. Storage and handling of goods are also considered industrial. Kenton has four industrial areas located on the northern and southern edges of town. The largest of these industrial operations is the Roos Food Processing plant on Cooper Street north of Commerce Street which is currently closed.

COMMUNITY SERVICE

Nonprofit, religious, and public uses generally are categorized as community service uses. Examples of these types of uses are governmental and public safety facilities, health care facilities, libraries, parks, places of worship, public recreation facilities, and schools. Infrastructure uses are those required for land use activities such as natural gas, electric, water, sewer, and telecommunications systems are part of this land use.

Community service land uses account for seven percent of Kenton's land uses. They include the Town Hall, the Post Office, the Kenton Ruritan Club, the right-of-way for the Clayton-Easton Rail Trail, and the Kenton United Methodist Church.

One important community service land use is the parcel on which the town hall and town park are situated. This parcel is located on the westernmost edge of town between Main Street and the Clayton-Easton Trail. The town hall occupies about half of the parcel and fronts on Main Street. The building is an example of an adaptive reuse having once been an elementary school and a daycare center.

The town park is behind the town hall and adjoins the Clayton-Easton Rail Trail, which the Town supports for development as a rail-trail. It includes picnic facilities, a ball-field, and a basketball court and is often used as gathering place for town-wide events.

VACANT

Vacant areas have no land use activity. They include undeveloped or unimproved lots not being farmed. Approximately six percent of Kenton is vacant.

Rights-of-Way (R-O-W)

Land dedicated to streets and roads are shown as rights-of-way accounting for less than five percent of the town.

3-2. FUTURE LAND USE

Future land use looks beyond a jurisdiction's current development pattern and focuses on its desired development pattern. It serves as a guide for development decisions and forms the basis for the adoption of land use regulations and the zoning map.

Kenton’s desired development pattern is depicted on the “Future Land Use” map , and Table 22 describes how the land uses identified on the future land use map were framed.

Table 22. Kenton Future Land Use Descriptions

Land Use	Description
Agriculture	Areas intended for farming operations including compatible farm-related activities
Residential	Areas intended for development with dwellings or similar uses as well as compatible home-based businesses
Commercial	Areas intended for development with retail, office, service, or similar uses
Industrial	Areas suitable for development with establishments making new products, processing, wholesale trade, or storage
Community Service	Areas suitable for, or depicting current locations of, institutional, infrastructure (as defined in the section describing existing land use), or other compatible uses; intended to be permitted in all zoning districts

Since most of Kenton is developed, the future land use map reflects current uses of land. The map identifies a small area for commercial expansion at the southwest corner of Main and Commerce Streets. This would provide an opportunity for the new retail and/or a sit-down restaurant supported by more than 70 percent of respondents to the survey referred to in Chapter 1.

The town park and town hall are important components of Kenton’s future development as a municipal focal point. The park adjoins Clayton-Easton Rail Trail making it an ideal candidate for a trailhead. In addition, it is the only site within the Town boundaries available for community park and open space. Also, more than 70 percent of the respondents to the survey referred to in Chapter 1, indicated support for “a town park with updated recreation facilities.” Finally, the *Strategies for State Policies and Spending* depicts the town park as such. Accordingly, this Plan supports maintaining the town park for park, open space and recreation uses and the town hall as a municipal center.

It is important to point out that adoption of this Comprehensive Plan and its future land use map does not “zone” land. The Kenton Town Council must enact a separate ordinance adopting a zoning map following adoption of this plan.

3-3. GROWTH AND ANNEXATION

The issue of annexation is often difficult for towns. Towns that annex risk growing beyond their ability to manage the resulting increased population and housing, which often results in changes to the character of the town. However, towns that do not annex risk becoming stagnant, sometimes experiencing population decline and little opportunity for increasing town revenues to meet constantly growing expenditures. In addition, towns often end up dealing with the consequences of development outside their boundaries without receiving any of the benefits.

This section begins with an outline of the annexation process. It continues with a discussion of the items affecting the decision-making process on whether to identify areas for annexation. It concludes with Kenton’s position on annexation.

ANNEXATION PROCESS

Annexation is a process where land outside of Kenton becomes incorporated into the town. The annexation process involves complying with the state code and Kenton's charter.

State Law

Title 22, Section 101 of the *Delaware Code* outlines the state provisions governing municipal annexations.

- Areas proposed for annexation must be identified in the comprehensive plan.
- Any parcel proposed for annexation must be contiguous to the existing municipal boundary. "Contiguous" means that some part of a parcel proposed for annexation must be co-terminus with the boundaries of the annexing municipality and roads or rights-of way cannot be used to create "corridor" annexations.
- Before a municipality can approve an annexation, a plan outlining how public services will be provided must be approved by the state. This review is organized by the Office of State Planning Coordination (OSPC).
- At the time of annexation, the municipality must enact an ordinance placing the newly annexed area in a zoning district that is consistent with the comprehensive plan.
- As part of the annexation process, a municipality must provide public notice to affected parties and hold public hearings in a manner that complies with state and local statutes. The public outreach must include at least a 30-day comment period.

Kenton Town Charter

Section 1(b) of the Kenton Town Charter outlines the town's annexation process. It authorizes alteration of the town boundaries and, like the *Delaware Code*, states that non-contiguous properties may not be annexed. The section goes on to specify the annexation procedure which includes holding a special election in the area(s) proposed for annexation.

ANNEXATION CONSIDERATIONS

This section identifies a number of key considerations for annexation decisions.

Strategies for State Policies and Spending

Since Kenton is located within a predominantly rural area, high priority must be given to the *Strategies for State Policies and Spending*. The *Strategies* document outlines the needs and concerns for future state planning and growth and identifies geographic areas where the state is most prepared for growth. The *Strategies* were adopted in 1999 and updated in 2004 and 2010. The next update is underway and scheduled for completion in 2016. OSPC held a number of public workshops during October 2015 to display the new *Strategies* areas and received a number of comments.

Consisting of text and maps, the *Strategies* document classifies the entire state into four investment levels based on the predominant type of current development. These levels form the basis for determining where state-supported growth should occur and establishes guidelines for state investment in those areas. The state is most prepared for growth and state-spending to occur in Levels 1 and 2. In Level 3 areas, development is not anticipated in the immediate future, but is not precluded, since these

areas are adjacent to, and sometimes within, built-up areas in Levels 1 or 2. Small towns in rural areas, like Kenton, are often identified as Level 3 areas.

In Level 4 areas, development, and therefore state investment, is generally not expected. State investment in these areas is focused on agriculture and industries that support it, such as processing companies, cooperatives, and seed and fertilizer operations. Limited infrastructure expenditures are envisioned except to address public health, safety, or welfare. As noted in the *2010 State Strategies for State Policies and Spending* (page 25):

... the state's investments [in] and policies [governing Level 4 areas] should retain the rural landscape and preserve open spaces and farmlands, support farmland-related industries, and establish defined edges to more concentrated development.

"Out of Play" areas are lands not available for development. They include publicly owned land, land having serious legal and/or environmental constraints, and lands with permanent open-space protection.

As the "State Investment Strategies for Policies and Spending" map and Figure 8 shows, except for the town park on South Main Street adjacent to the Clayton-Easton Rail Trail and a portion of the Roos property in the northeast corner of town, every property within Kenton's town boundary is in Investment Level 3. The town park is considered out-of-play because the parcel is owned by the Town. Lands outside of the Kenton's boundary are in Level 4.

Adjacent Farmland

Consideration must also be given to Delaware's Farmland Preservation Program. This program authorizes the creation of preservation districts and easements.

- *Preservation District*—To create a preservation district, a farm must include at least 200 acres of usable farm and/or forest land. The property owner must sign a voluntary agreement pledging to use his/her property for agriculture or forest land for ten years. At the end of ten years, the property owner may withdraw from the program, continue the preservation easement for at least five years, or make application to create an agricultural easement. Owners who elect to continue in the preservation program after the initial 10 years are eligible to re-apply every five years.
- *Conservation Easement*—Delaware's farmland preservation program provides for purchase of the development rights of agricultural or forest land that have been in Agricultural Preservation Districts for a minimum of ten years. Lands placed in conservation easements are considered "out-of-play."

As Figure 8 indicates, a number of farms near Kenton are enrolled in the state's farmland preservation program. Most of these farms are permanently preserved easements because their development rights have been sold; they cannot be developed.

Sewer Service

As pointed out earlier and shown in Figure 8, Kent County provides sewer service to most of Kenton. Development at densities requiring sewer service outside of the sanitary sewer district would require a change to the district boundaries. Section 180-21 of the County Code outlines the process for requests to create, extend, or modify the boundaries of sanitary sewer districts. Districts may be created, modified, or extended to eliminate existing on-site septic systems if the Levy Court authorizes filing a funding application and 60 percent of the property owners in the area agree in a referendum. An extension of the sanitary sewer district boundary also would involve preparation of a technical feasibility study, recommendation of the Kent County Regional Sewer Advisory Board, and final approval by the Levy Court.

Position on Annexation

Kenton's town leaders and residents discussed the annexation issue at several meetings and included the issue in the town questionnaire to receive more input from its residents. Respondents were almost evenly split between those who favored annexations and those opposed. Recognizing this, it was decided that the Town should consider adopting a zoning map and enacting a land use and development code before identifying areas for annexation. Once a land use and development code and a zoning map is in place, annexation areas could be considered during the plan review that must take place at the fifth year following the adoption of this Plan.

3-4. AREAS OF CONCERN

Even though this Plan does not identify annexation areas, Kenton, like many Delaware towns, is concerned about nearby development. The area of concern depicted on the "Future Land Use and Area of Concern" map is a rough representation of what Kenton's boundaries would look like if the Town were to grow from its current 0.2 square miles to one square mile. In this area, Kenton is especially concerned about the effects of development proposals.

Perhaps the most important concern is increased traffic from nearby development. A second concern is whether the character of new development would be compatible with the character of the Town. A third concern is that some of these properties adjacent to the town may be of interest to the town for future long-term growth (5-10 years and beyond).

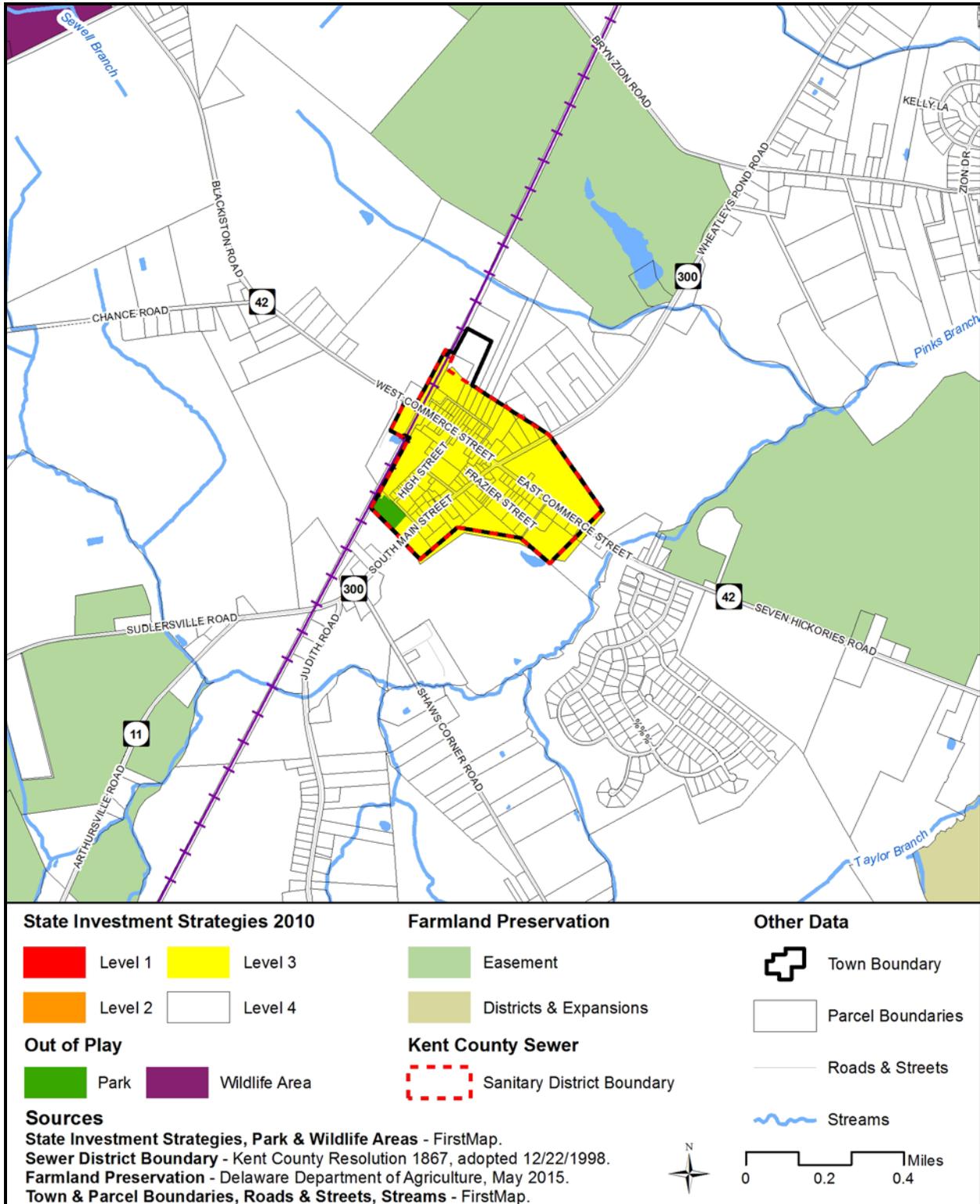
Town officials believe it is essential to monitor development proposals in the Area of Concern. Accordingly, they would like to have development applications in its Area of Concern submitted to Kent County shared with the town for its review and comment, and Kenton would reciprocate this courtesy to Kent County.

3-5. RECOMMENDATIONS FOR CONSIDERATION

- Adopt a land use and development code.
- Adopt a zoning map as part of the land use and development code.
- Execute a memorandum of understanding with Kent County for administration of the land use and development code by County staff as is doing done for property maintenance.

- Work with Kent County Department of Planning Services to ensure that development proposals in each jurisdiction’s area are shared with the other and that each jurisdiction is given opportunities to review and comment.

Figure 8. State Strategies, Farmland, and Kent County Sewer



CHAPTER 4. IMPLEMENTATION AND INTERGOVERNMENTAL COORDINATION

The comprehensive plan is the key component of Kenton's planning process. The land use map depicts the general locations for, character of, and density of development in the Town. It serves as a basis for the community's subsequent decisions concerning new development and redevelopment. This chapter identifies laws, policies, and actions for consideration that will help carry out the plan's goals and objectives.

4-1. REQUIRED IMPLEMENTATION ACTIONS

This section of the plan identifies the provisions of Title 22 of the *Delaware Code* with which each jurisdiction must comply following adoption of a comprehensive plan.

COMPREHENSIVE REZONING

Section 702(c) directs that every municipality:

... within 18 months of the adoption of a comprehensive development plan or revision thereof, amend its official zoning map to rezone all lands within the municipality in accordance with the uses of land provided for in the comprehensive development plan.

PLAN UPDATE

Section 702(e) 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. The adopted comprehensive plan shall be revised, updated and amended as necessary, and readopted at least every 10 years ...

This means that, in 2021, Kenton must review this Comprehensive Plan to determine if it continues to meet the development needs of the town. A full plan update will be due in 2026.

ANNUAL REPORT

Section 702(f) requires the submission of annual reports to the Office of State Planning coordination each July 1.

4-2. LAND USE AND USE AND DEVELOPMENT CODE

The primary mechanism for implementing a comprehensive plan is a set of regulations governing land use. Over the last 15 years, a number of Delaware local governments have merged zoning and subdivision regulations into a single ordinance. Accordingly, it is recommended that Kenton consider adopting a single land use code instead of adopting separate codes for zoning and subdivision regulations.

A land use code consists of a written document and a zoning map. It divides a municipality into districts or zones and establishes regulations governing the use of land in each district. The code specifies what types of activities (uses) can occur in each district either as a matter of right (in all circumstances) or

under certain conditions (conditional uses/special exceptions). It also regulates building height, lot sizes, setbacks, yards and green space, the number and sizes of signs, space for off-street parking, and signage. Some land use and development codes incorporate environmental-protection standards, governing flood hazard areas, source water areas, and wetlands.

A land use code also regulates subdivision. Subdivision refers to the process of splitting up or assembling land for development. The regulations governing this process designate utility locations, street rights-of-way, open space, and common areas. They also outline the services, such as water, sewer, gas, and electricity, and amenities that a developer must supply prior to the sale of subdivided land.

Further, a land use and development code contains standards for administering ensuring compliance with its provisions. These standards include reviewing building permit applications to ensure that a only permitted uses are established and that structures are located in accordance with setback (yard) minimums, height maximums, and lot coverage. It also sets forth procedures for variances and conditional uses, procedures to amend the text and zoning map, and fines for violation.

Finally, an important component of a land use and development code is the zoning map which delineates the boundaries of the zoning districts. As pointed out earlier, Kenton must adopt a zoning map within 18 months of the adoption of this Comprehensive Plan. The “zones” on the zoning map must be consistent with the land uses shown on the future land use map.

This Plan recommends that the Town consider contracting with the Kent County Department of Planning Services for the administration of a land use and development code. A compelling reason for this arrangement is that the county is already administering the issuance of building permits and the Town’s property maintenance code.

This Plan also recommends that the Town consider involving county planning staff in the process of creating a land use and development code, especially for the standards governing code administration. A further recommendation for consideration is that county zoning and subdivision regulations be incorporated into the Kenton code, where feasible.

4-3. BUILDING CODE

A building code establishes standards for the construction of new buildings and additions or substantial changes to existing buildings. A building code specifies the types of materials that may or may not be used and mandates standards for structural integrity, and general design. To ensure compliance with the provisions of the building code, permits are required, and inspectors make routine inspections at certain milestones in the construction process. Building permits in Kenton are administered by Kent County.

This Plan recommends that the Town consider having Kent County continue to administer the issuance of building permits.

4-4. PROPERTY-MAINTENANCE CODE

A property-maintenance code establishes standards regarding how properties are maintained. It is different from a building code, which specifies regulations for construction. The Town contracts with the Kent County Department of Planning Services for property maintenance through a memorandum of understanding adopted April 10, 2014. This memorandum covers abandoned vehicles, weeds and grass cutting, and the disposal solid waste not properly left out for collection.

This Plan recommends that the Town consider continuing contracting with Kent County for property maintenance code administration.

4-5. BOUNDARY MAINTENANCE

Section 1(a) of the Kenton Town Charter provides that the town boundaries be recorded with the Kent County Recorder of Deeds. It also provides that, a new boundary must be recorded following each annexation.

Kenton's most recent annexation occurred on April 7, 2001 and was recorded with the Kent County Recorder of Deeds on May 15, 2001. Typical steps to map and record the town boundaries might include:

- Working with the Kent County Geographic Information Service (GIS) Division for assistance in developing a GIS map depicting Kenton's current town boundary that shows current parcel lines and a clear outline of the town boundary.
- Enacting an ordinance adopting the town boundary.
- Recording the ordinance and map with the Recorder of Deeds.
Forwarding the recorded ordinance and map with the Recorder of Deeds stamp to the Office of State Planning Coordination.

A further recommendation is that the boundary of each subsequent annexation area and the new town boundaries resulting from every annexation be adopted by ordinance, recorded with the Recorder of Deeds, and forwarded to the Office of State Planning Coordination.

4-6. RECOMMENDATIONS FOR CONSIDERATION

- Adopt a land use and development code.
- Contract with the Kent County Department of Planning Services for the administration of a land use and development code.
- Continue contracting with Kent County for property maintenance code administration.
- Continue having Kent County administer the issuance of building permits.
- Record boundary with the Kent County Recorder of Deeds.
- Monitor development activity in the Kenton vicinity.

MAPS

Aerial View

Environmental Features

Transportation Network

Existing Land Use

Future Land Use

State Investment Strategies for Policies and Spending

Future Land Use and Area of Concern

Surrounding Zoning



Digital Aerial Solutions, LLC

Town of Kenton, Delaware - Aerial View

-  Town of Kenton
-  Kent County Parcels
-  Rivers and Streams
-  Bodies of Water
-  Railroad Crossing
-  Railroads



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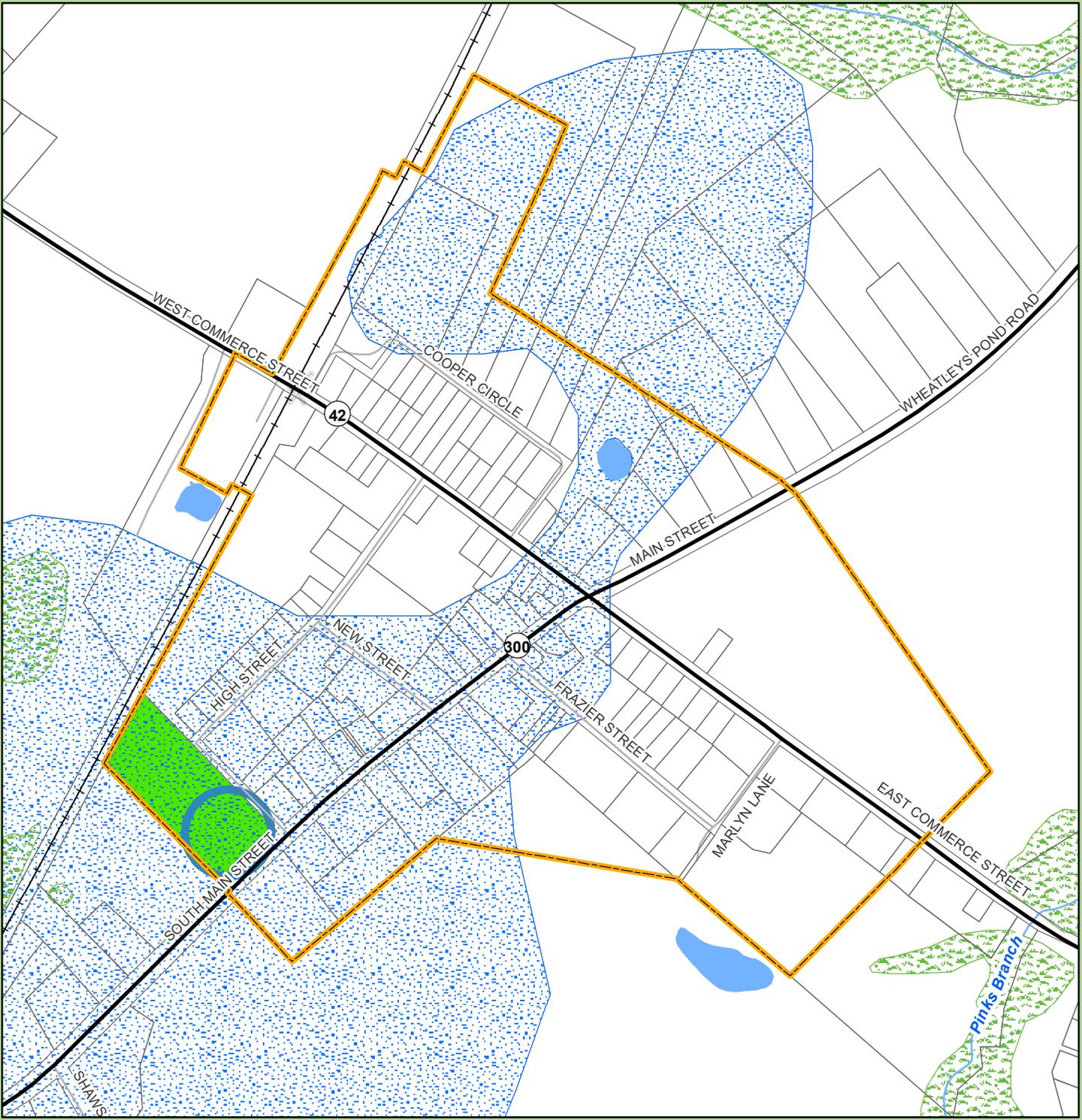
Sources:
 Orthophotography - DEMAC 2013.
 Municipal Boundaries - Delaware Office of State Planning
 Coordination, FirstMap 05/15.
 Road and Rail Network - Delaware Department of Transportation,
 FirstMap 02/15.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA,
 FirstMap 02/15.

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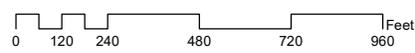
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Town of Kenton, Delaware - Environmental Features

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-  Excellent Recharge Areas
 -  Wellhead Protection Areas
 -  Wetlands
 -  Public Protected Lands
 -  Town of Kenton
 -  Kent County Parcels
 -  Major Routes
 -  Centerline Roads
 -  Rivers and Streams
 -  Bodies of Water
-  Railroad Crossing
 -  Railroads

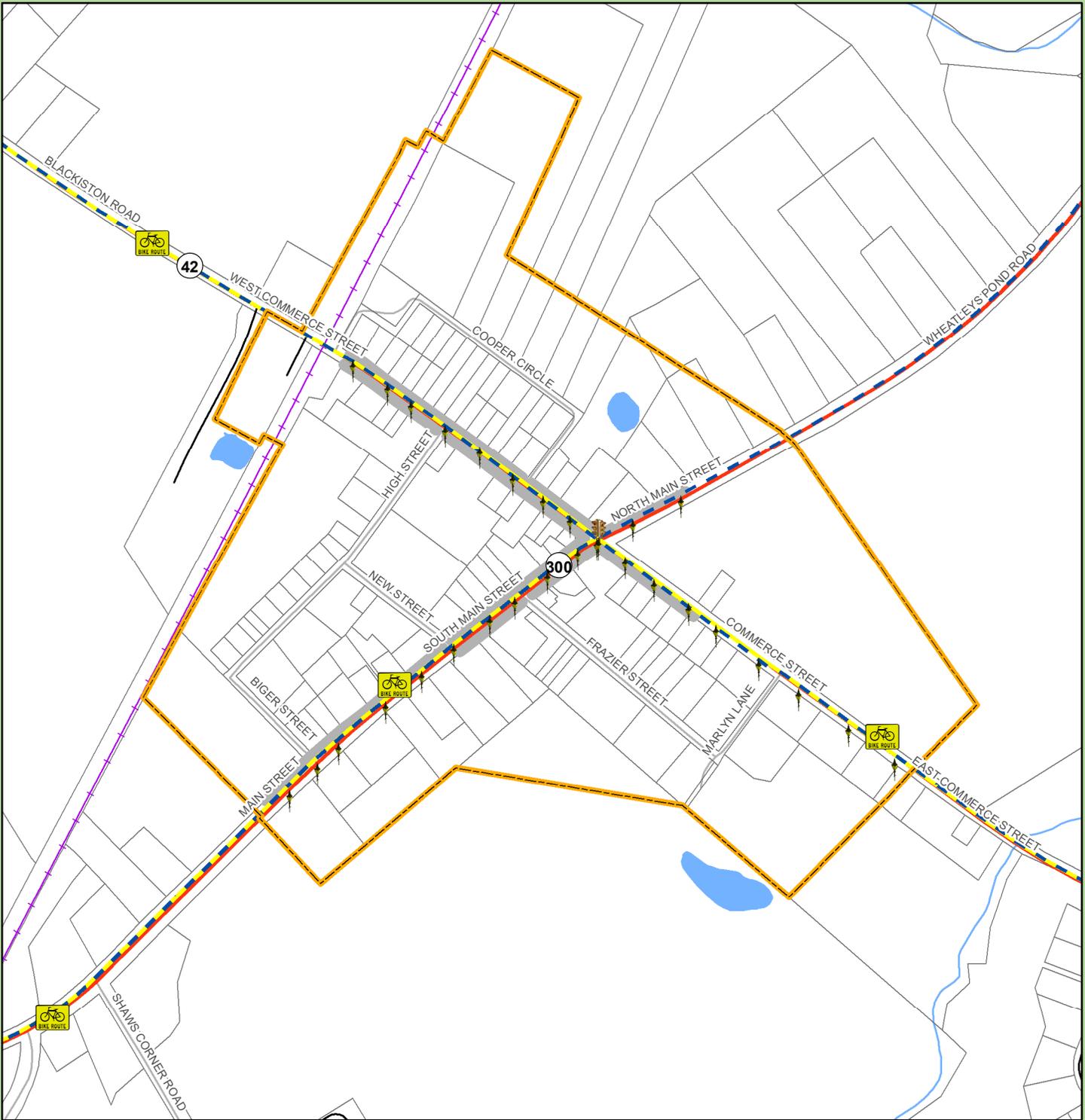


Sources:
 Recharge Areas and Wellhead Protection Areas - Department of Natural Resources & Environmental Control, FirstMap 02/15.
 Public Protected Lands - Department of Natural Resources & Environmental Control, FirstMap 02/15.
 Parcel Boundaries - Kent County GIS Department, FirstMap 02/15.
 Municipal Boundaries - Delaware Office of State Planning Coordination, FirstMap 02/15.
 Road and Rail Network - Delaware Department of Transportation, FirstMap 02/15.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA, FirstMap 02/15.

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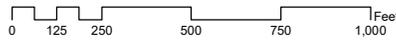


Town of Kenton, Delaware - Transportation Network

- Town of Kenton
- Railroad
- State Light Poles
- Major Rivers
- Signal Poles
- Bodies of Water
- Bike Facilities
- Bike Routes Connector
- Sidewalks
- Kent County Parcels
- Major Routes
- Delaware Centerline
- Private or Proposed Streets



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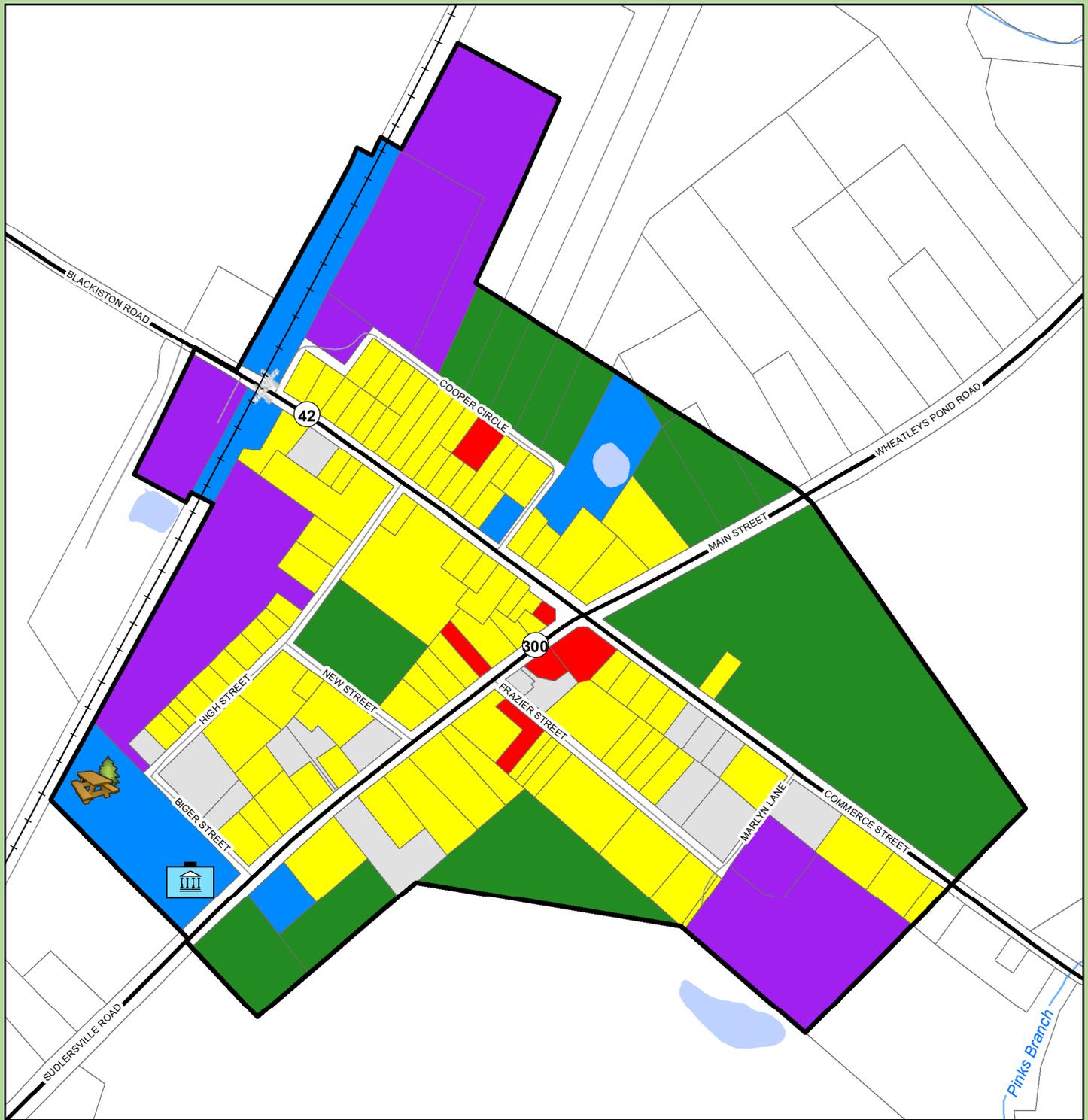


Sources:
 Municipal Boundaries - Delaware Office of State Planning
 Coordination, FirstMap 05/15
 Road and Rail Network - Delaware Department of Transportation, FirstMap 02/15.
 Bike Routes and Sidewalks - Delaware Department of Transportation, 2013.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA.

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Town of Kenton, Delaware - Existing Land Use

- Agricultural
- Residential
- Community Service
- Commercial
- Industrial
- Vacant
- Town of Kenton
- Kent County Parcels
- Centerline
- Major Routes



Town Hall



Town Park



Rivers and Streams



Bodies of Water



Railroads



Railroad Crossing



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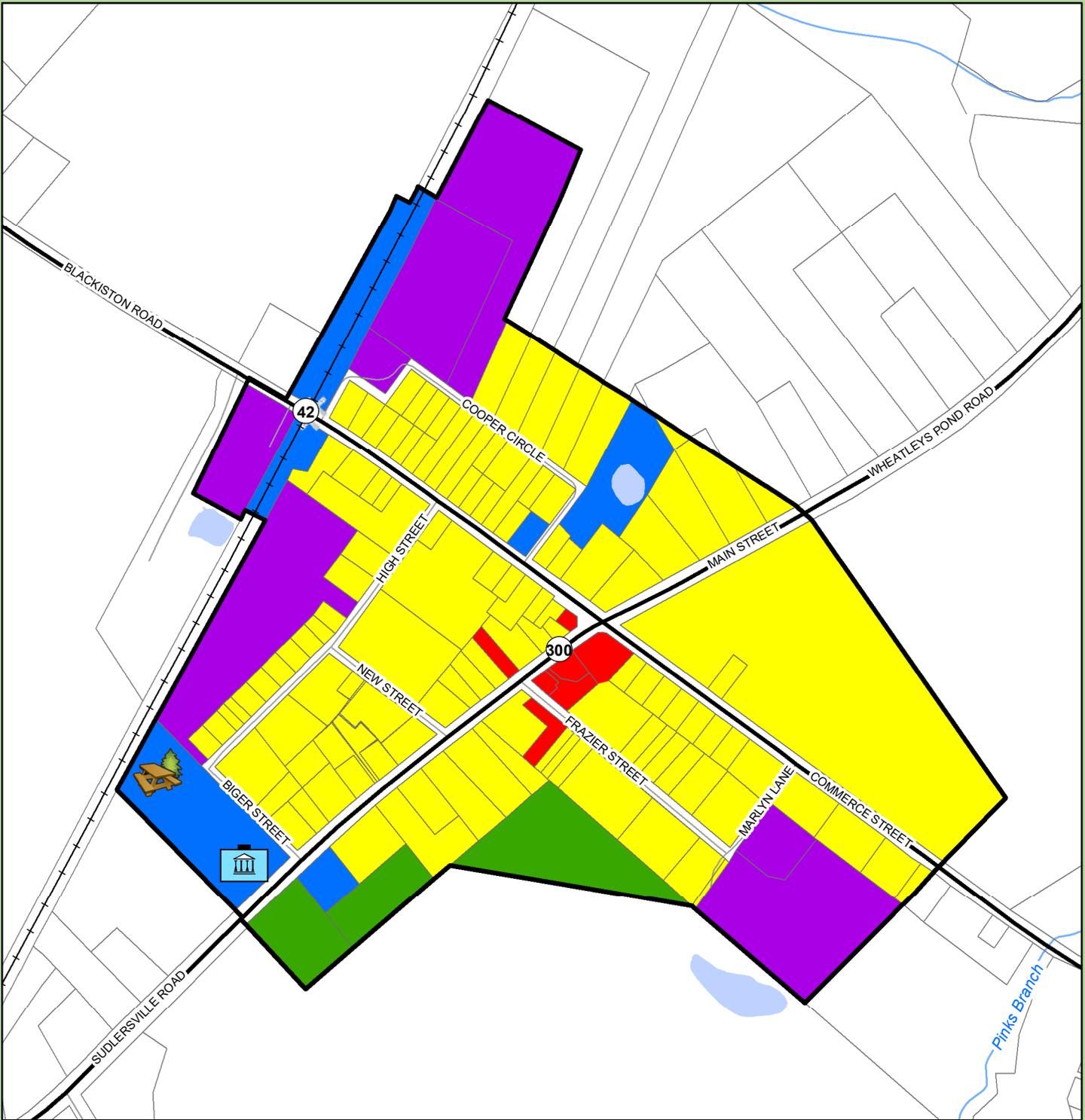


Sources:
 Existing Land Use - Field survey completed by the UD Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.
 Municipal Boundaries - Delaware Office of State Planning
 Coordination, FirstMap 10/15.
 Road and Rail Network - Delaware Department of Transportation, FirstMap 02/15.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA, FirstMap 02/15.



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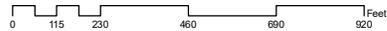
Town of Kenton, Delaware - Future Land Use

- Agricultural
- Residential
- Commercial
- Industrial
- Community Service
- Town of Kenton
- Kent County Parcels
- Town Hall

- Town Park
- Major Routes
- Centerline
- Rivers and Streams
- Bodies of Water
- Railroad Crossing
- ++ Railroads



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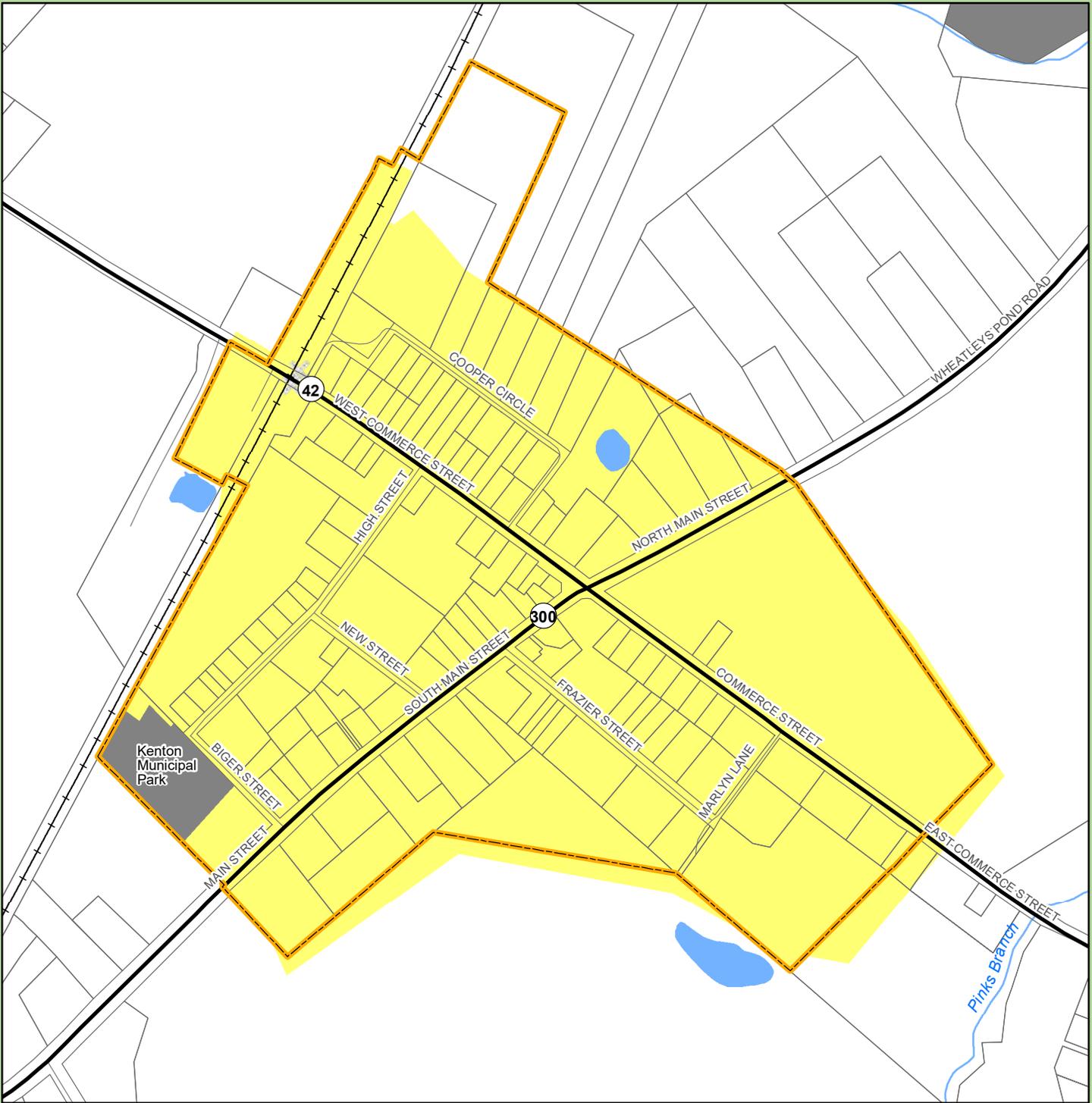


Sources:
 Future Land Use - Town of Kenton, Delaware 01/13/16.
 Municipal Boundaries - Delaware Office of State Planning
 Coordination, FirstMap 10/15.
 Road and Rail Network - Delaware Department of Transportation,
 FirstMap 02/15.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA,
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Town of Kenton, Delaware

State Investment Strategies for Policies and Spending

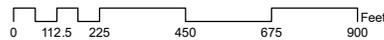
Strategy Level

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Municipalities
- Kent County Parcels
- Major Routes

- Minor Roads
- + Railroad Lines
- X Railroad Crossing
- Major Rivers
- Water Bodies



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Sources:

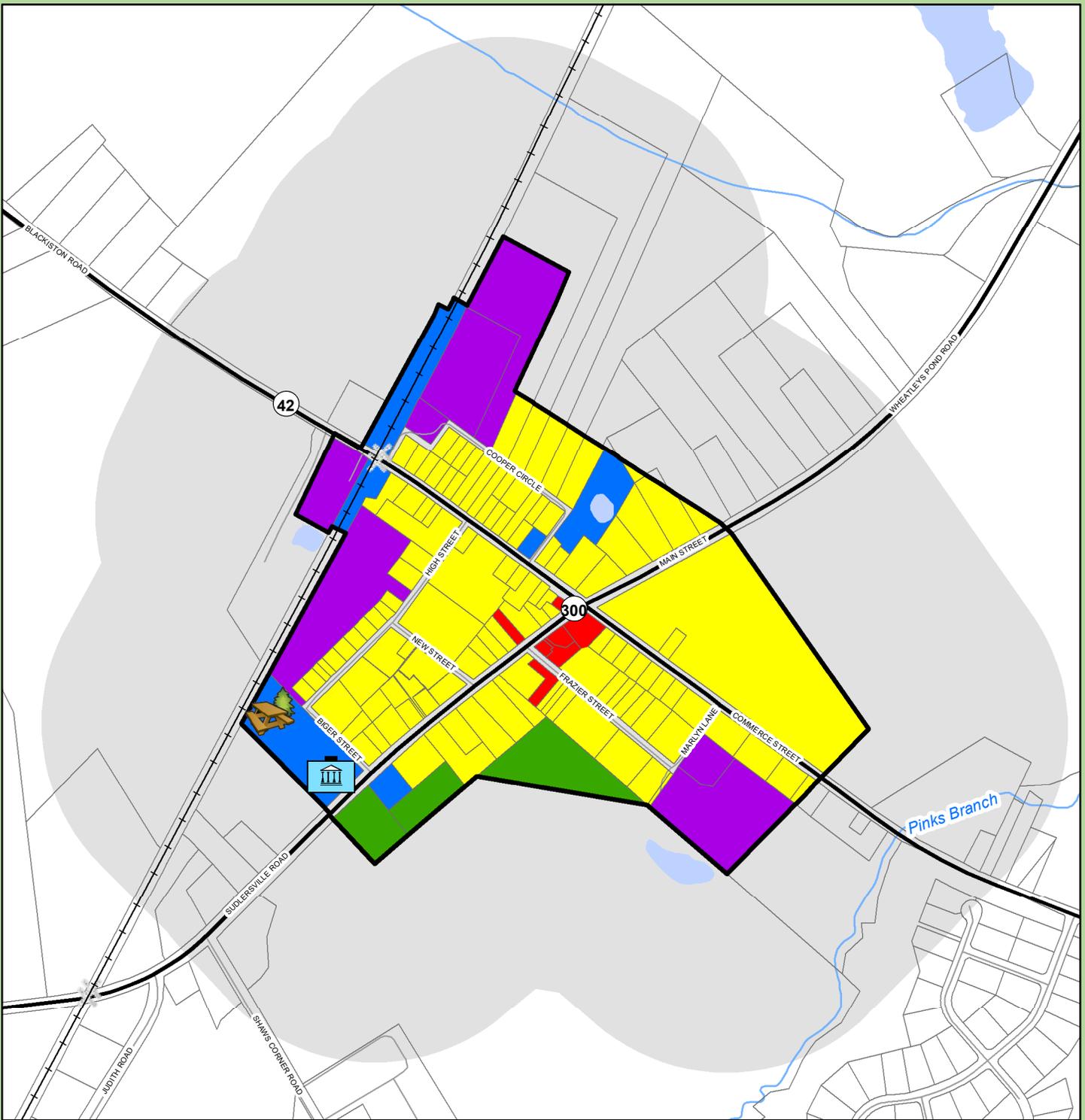
State Investment Strategies for Policies and Spending - Office of State Planning Coordination, 2010.
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Hydrography - National Hydrography Dataset (NHD), USGS and EPA, FirstMap 02/15.

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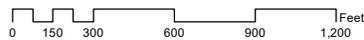
Town of Kenton, Delaware - Future Land Use and Area of Concern

- Agricultural
- Residential
- Commercial
- Industrial
- Community Service
- Town of Kenton
- Area of Concern
- 1 Mile Buffer
- Town Park

- Town Hall
- Kent County Parcels
- Major Routes
- Centerline
- Rivers and Streams
- Bodies of Water
- Railroad Crossing
- Railroads



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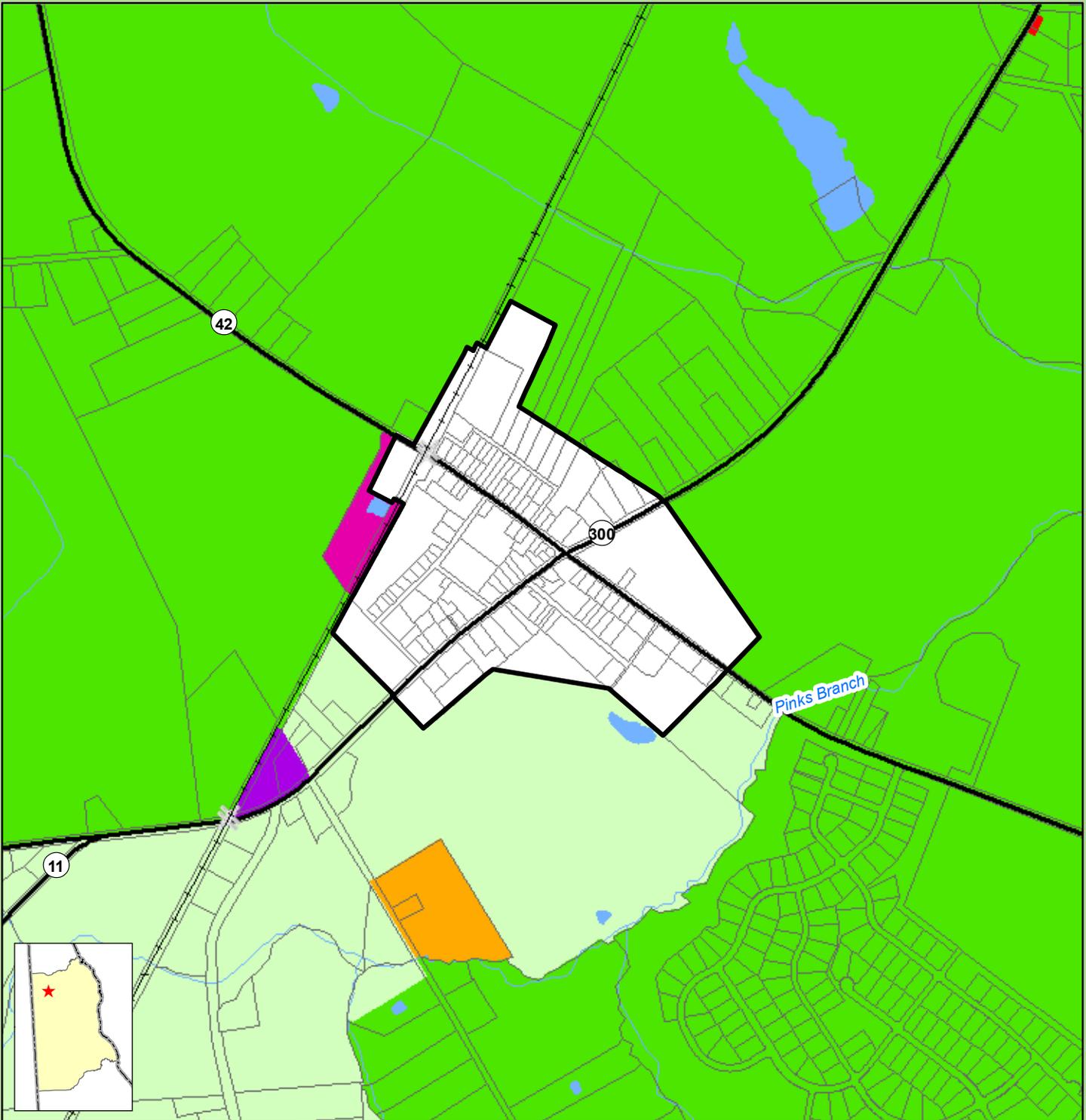
Sources:
 Future Land Use - Town of Kenton, Delaware 01/13/16.
 Area of Concern - defined as a 1 mile buffer from current Town of Kenton municipal boundary 01/13/16.
 Municipal Boundaries - Delaware Office of State Planning
 Coordination, FirstMap 10/15.
 Road and Rail Network - Delaware Department of Transportation, FirstMap 02/15.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA, FirstMap 02/15.

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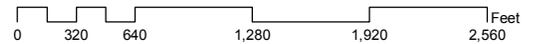
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Town of Kenton, Delaware - Surrounding Zoning

- | | | |
|-----------------------|-----|---------------------|
| Town of Kenton | RMH | Kent County Parcels |
| Historic Preservation | BN | Major Routes |
| AC | BN1 | Railroads |
| AR | BG | Railroad Crossing |
| RS1 | OC | Bodies of Water |
| RS5 | IL | Rivers and Streams |
| RM | IG | |

DRAFT - 03/30/2016



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 FirstMap 02/15.

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