

Town of
Wyoming

2004 Update to the 1999
Comprehensive Plan

January 2004



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

February 3, 2004

The Honorable James Brown, Mayor
Town of Wyoming
1 North Railroad Avenue
Wyoming, De 19934

RE: Certification of Comprehensive Plan

Dear Mayor Brown:

I am pleased to inform you that as of January 5, 2004, per the recommendation of the Office of State Planning Coordination, the comprehensive plan for the Town of Wyoming is hereby certified provided no major changes to the plan are enacted. The certification signifies that the comprehensive plan is currently in compliance with State Strategies.

In recognition of our agreement with the Town of Wyoming, I would like to draw attention here to the notes on Maps 8 and 9 of your plan regarding the parcels designated A, B, and C. These parcels are currently enrolled in the State's Agricultural Preservation Program. These parcels are protected by this program, and will remain in agricultural use at least until 2008. Should these parcels be removed from this program by the owners in April of 2008, the town may consider annexation of these parcels without a plan amendment unless annexation is requested after January 5, 2009.

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

Congratulations on your certification!

*Thank for all
your hard work!
Congratulations*

Sincerely,

Constance G. Holland
Constance G. Holland
Director

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TOWN, COUNTY, AND STATE OFFICIALS

Town of Wyoming

Mayor and Council	James A. Brown, Sr., Mayor Frankie Dale Rife, Vice Mayor Elaine Bilow, Treasurer Hans Riegal, Secretary James Mason, Council
Planning & Zoning Committee	Chris Rankin, Chair J. Kelly Crumpley, Committee Member John David, Committee Member Wayne Sipple, Committee Member Donna Mason, Committee Member Mike Marasco, Committee Member
Town Solicitor	Terry Jaywork
Town Staff	Rhiannon Box, Town Clerk Nicole Armour, Administrative Clerk Kevin Wilson, Chief of Police

Kent County

Commissioners	David R. Burris, President Levy Court, 6 th District Ronald D. Smith, Vice President, 2 nd District Richard E. Ennis, Sr., At-Large P. Brooks Banta, 1 st District Michael P. Cebrick, 3 rd District Harold J. Peterman, 4 th District Donald Blakely, 5 th District
County Administrator	Robert S. McLeod
Director of Planning Services	Michael Petit de Mange

State of Delaware

Governor	Ruth Ann Minner
Senate	John C. Still III, Senator, 17th District
House of Representatives	Gerald A. Buckworth, Representative, 34th District
Office of State Planning	Constance S. Holland, AICP, Director

INSTITUTE FOR PUBLIC ADMINISTRATION

This plan was prepared by the Institute for Public Administration (IPA), a unit within the College of Human Services, Education & Public Policy 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.

Jerome R. Lewis is the Director of the Institute. Martin Wollaston was the Project Manager for this project and authored much of the plan. He coordinated the efforts of the staff and was IPA's liaison with the Town Council, Town Planning and Zoning Committee, and the residents of Wyoming. Nicole Minni, GIS Specialist for IPA, assembled the digital data and information needed for this plan and developed all of the maps found in the Appendix.

Institute Director

Jerome R. Lewis, Ph.D.

Wyoming Comprehensive Plan Team

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Mapping and GIS Development

Nicole Minni, GIS/Graphics Specialist, Water Resources Agency

Staff Review Team

Plans developed by IPA are a total team effort utilizing the individual skills of many of the staff and students working with the IPA Planning Services Group. In addition to the IPA staff listed above, thanks also go to Ed O'Donnell for his valuable comments and Mark Deshon for his help with editorial review, layout, and printing of the report. A special thank you also goes to David Edgell, State Office of Planning and Coordination and the OSPC's Circuit Planner for Kent County, for his guidance in developing the Town of Wyoming Comprehensive Plan Update.

**A MUNICIPAL COMPREHENSIVE DEVELOPMENT PLAN UPDATE FOR
WYOMING, DELAWARE
January 2004**

INTRODUCTION

The Town of Wyoming Comprehensive Plan Update was prepared at the request of the town to revise its 1999 Comprehensive Plan. This Update provides the most current information available on demographics, services, and land use, as well as establishing a new municipal growth plan for Wyoming to comply with provisions established by Livable Delaware legislation (HB 255). The Plan Update will serve as an official statement about the future of the town and provide a unified advisory document to Wyoming's Town Council and Planning Commission on land use and growth issues. It should be used to guide future development decisions, annexations, and capital improvements throughout the town.

The Plan Update is also an informational document for the public. Citizens, business people, and government officials can turn to the update to learn more about Wyoming and its policies for future land use decisions. Potential new residents can use the documents as an informational resource about the town, its characteristics and facilities to help them make decisions about moving to Wyoming. This document 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 Wyoming Comprehensive Plan Update 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)

Many parts of this Plan Update were reproduced from the town's 1999 Comprehensive Plan. The dated information, like demographic data, was updated to reflect the most current data available. Other elements of the plan were incorporated into this document to bring it into compliance with the state's requirements for plan certification. The draft Plan Update was submitted to the state for LUPA review on September 26, 2003 and the results of this review were sent to the town on November 14, 2003. The comments were incorporated into the draft Plan Update and the amended draft was approved by the Town of Wyoming Plan and Zoning Committee on December 9, 2003 and forwarded to the Town Council for approval. The Wyoming Town Council approved the Plan Update on January 5, 2004. The state certified the Plan Update on February 3, 2004. This Update is now a viable Plan for the Town of Wyoming for the next five years and will not have to be updated until 2009 unless the town seeks to change the future growth and land use elements within the Plan.

CHAPTER 1. BACKGROUND

1-1. The Authority to Plan

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

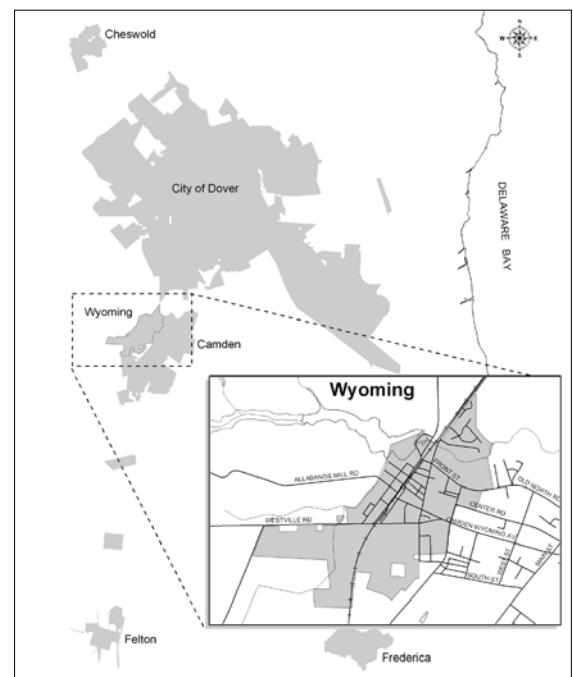
The municipal comprehensive plan for small communities (such as Wyoming) with fewer than 2000 people is to be a “document in text and maps, containing at a minimum, a municipal development strategy setting forth the jurisdiction’s position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues.” In addition, the town’s comprehensive planning process must demonstrate coordination with other municipalities, the county, and the state during plan preparation. (22 Del. C. 1953, § 702; 49 Del. Laws, c. 415, § 1.)

State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Wyoming’s Municipal Comprehensive Development Plan as required by state law. It is intended to cover a ten-year planning period and be reviewed at least every five years.

1-2. Community Character

1-2a. Location

The Town of Wyoming is located in central Kent County, Delaware. Wyoming is located three miles south of the state capital, Dover, and is west of the Town of Camden. The main access to Wyoming is provided by U.S. Route 13 and 13A and State Route 10 from the east and State Route 15 from the north and west.



1-2b. History

Wyoming was founded around the Pennsylvania Railroad in 1856. When John T. Jakes, an agent for the Delaware Railroad and the Adams Express Company, arrived in Wyoming to take charge of the offices, there was only a mill and two houses. Soon after Mr. Jakes's arrival, a store was built to serve the people trading at the mill and shipping on the railroad.

By 1860 Wyoming had grown into a small village and was alternately called "Camden Station" or "West Camden." In 1865 the Reverend John J. Pierce, of the Wyoming Valley in Pennsylvania, came to "West Camden" and laid it out in building lots. In this same year, it was decided by the citizens of "West Camden" to change the name of their village to Wyoming out of deference to the Reverend Pierce. On March 20, 1869, Wyoming was incorporated as a town.

Beginning in the 1860's peach and apple growing grew to considerable economic importance in the Delaware region. The main point of shipment for this region was Wyoming. Wyoming was regarded as the "Peach Center" of Delaware, the Peach State. Still today, Fifer Orchards ships its seasonal produce around the world.

1-3. Natural Features

1-3a. General Environment

Wyoming, as with the rest of Kent County, is located in the Atlantic Coastal Plain. This geological formation consists of layers of rock covered with a layer of gravel and ice age sand. The Atlantic Coastal Plain dips gently toward the Atlantic Ocean from north to southeast. Due to its location in the Atlantic Coastal Plain, Wyoming's terrain is relatively flat. The surface elevation across the existing town limits varies from an elevation of 25 feet along the Isaac Branch and Derby Creek to an elevation of 60 feet in the northeast section of town. The area surrounding streams on the western side of town may limit the location and types of development.

1-3b. Floodplains and Wetlands

There are tributaries of the Isaac Branch that form Wyoming's western border. The Isaac Branch is a tributary of the St. Jones River that runs through the northern part of town. The St. Jones River flows east and drains into the Delaware Bay at Bowers Beach. Wyoming Lake is located on the northwest border of town near the railroad tracks.

The majority of Wyoming consists of well-drained, upland areas that are suitable for agricultural and development uses. The well-defined 100-year floodplain is located along the Isaac Branch, with small portions of 500-year floodplain adjacent to the east end of Wyoming Lake. The wetland area, which is also located along the Isaac Branch and Wyoming Lake, is necessary to ensure proper drainage and natural stormwater management. This region consists of marshland, which is typified by poorly drained soils with root mats and other wetland vegetation and is responsible for slowing floodwaters and

distributing them more easily. In addition these areas perform valuable ecological functions for area wildlife and are best left undisturbed.

1-3c. Soils

According to the USDA-NRCS Soil Survey for Kent County, Delaware (1971), the majority of underlying soils in Wyoming are the Sassafras series soils. These soils are highly productive, well drained, and generally not prone to flooding. Thus, they are suitable for either development or agriculture. Other soil types found in Wyoming include Fallsington and Mixed Alluvial.

Fallsington-series soil is poorly drained with possible severe building limitations due to high water. Mixed Alluvial soils are also poorly drained and highly susceptible to flooding. All newly annexed or developable properties with these soil types will need to be examined to determine soil suitability prior to development.

1-4. Existing Land Use

1-4a. Current Land Uses Within the Town of Wyoming

The Town of Wyoming is primarily a residential community with a mix of neighborhood commercial areas to serve local needs. The small size of the Town of Wyoming and its proximity to the City of Dover and the regional commercial and employment centers of the Dover/Kent County Metropolitan Area leads to the recommendation that the town remain a small residential community. Map 1 in Appendix A provides an aerial view of the town, and Map 2 shows the road network and parcel boundaries.

Map 3 (Existing Land Use) depicts the current pattern of development for the Town of Wyoming. This map delineates each tax parcel and displays its land use as of May 2003. There are some vacant properties scattered throughout the town.

Residential land uses in Wyoming include single-family detached homes; single-family attached homes and multi-family dwelling units. A dwelling unit consists of a least one room with its own cooking, sleeping and sanitary facilities. Approximately 33% of the land in Wyoming is currently used for residential purposes. A majority of these properties are single-family detached housing of varying types, conditions, and age.

Commercial properties include structures that are used as retail, office, and service industries. About 6% of the land in Wyoming is committed to commercial uses. The largest commercial properties are at the northeast area along New Burton Road and at the northwest along West Railroad Avenue. The majority of structures are located along Camden-Wyoming Avenue and West Railroad Avenue.

Industrial land uses include wholesale trade, storage, and contracting services, as well as manufacturing and processing activities. Approximately 14% of Wyoming's land area has been zoned for industrial uses. On a few large properties, the entire property was classified industrial due to an existing industrial

use. In some cases, these parcels could be subdivided and are currently under-utilized, vacant, or used for stormwater management. The primary industrial areas are along Southern Boulevard on the south side of town.

The *Community Use* classification includes town hall, post office, churches, schools and a property formerly used by the Camden-Wyoming Sewer and Water Authority as a sewage treatment facility. These uses accounted for 17% of the land area, with the CWSWA property being the largest parcel.

Wyoming's current *Utility* land uses comprise just one property, which is used by Connectiv for electric distribution. This covers less than 1% of the town.

Open Space uses within Wyoming include park and recreation areas and undeveloped areas set aside for passive uses. Open spaces are areas that are not to be developed. The Wyoming Town Park is the only permanent open space in the town and accounts for slightly more than 1% of the town land area.

Approximately 70 acres of land in Wyoming are currently *vacant* lands and account for about 30% of the land in the town. The largest vacant parcel is a property originally included in the Wyoming Foreign Trade Zone area along Southern Boulevard. This parcel is approximately 31 acres. Other vacant parcels include developable land containing no structures and scattered residential parcels throughout town.

1-4b. Land Surrounding Wyoming

Wyoming is west of, and adjacent to, the Town of Camden, Delaware. The area of Camden bordering Wyoming, along the eastern and southern borders, is either developed or planned for development. The Town of Camden has annexed property along Route 13A for development as either residential or industrial use. The Camden-Wyoming Sewer and Water Authority has invested in infrastructure to serve these areas. To the west there is scattered low-density residential development, but the primary use is agriculture. The City of Dover is located to the north and has permitted residential and commercial uses.

1-4c. Land Use and Annexation

The Plan Update recommends that the Town of Wyoming remain a primarily residential community with growth (via annexation) within the next five years outlined as the Short-Term Growth Areas depicted on Map 8 (Future Growth Areas) and Map 9 (Proposed Land Use Within Growth Areas). The town would like to retain its small-town character; however, it does want to secure the right to consider the annexation of adjacent parcels when development is proposed. The town is now limited in its potential to grow to the east and north since the town's boundaries abut the boundaries of the Town of Camden and the City of Dover.

The Plan Update recommends that residential uses within the town be primarily single-family detached and attached homes. The plan also encourages the town to support neighborhood commercial uses to serve the daily needs of the town's residents. It supports the continued existence of the current industrial uses but, due to infrastructure limitations (specifically the road network), future industrial development

should be limited to the smaller scale that can be supported by the roads crossing in and around the town.

The Future Growth Areas map also depicts the town's Long-Term Growth Areas made up of several large parcels that are currently used mainly for agricultural activities. These Long-Term Growth Areas are parcels that the town wants to consider for annexation within a six-to-ten-year time frame, although Wyoming may decide to annex these areas in less than six years if the opportunity occurs and the town can adequately provide services to these areas without affecting the level of service in the town. Many of these property owners have discussed with the town's officials the future potential for development of their land and have expressed interest in becoming part of the town when developed.

A third area depicted on the Future Growth Areas map is defined as Areas of Concern to the town. These are lands about which the town is very concerned regarding future development, since the consequences of new development would undoubtedly affect the town. New residential and commercial developments on the properties in these Areas of Concern would often utilize the roads leading into and out of Wyoming, bringing one of the most annoying consequences of growth - increased traffic - to the town without any benefits. Wyoming would like to be informed by either Kent County or the City of Dover of any proposed development activity on this land and will agree to reciprocate and inform Kent County and Dover of any proposals brought to the town for consideration.

During the state's review of this plan, the Department of Agriculture (DOA) expressed its concern about several parcels near the town that were included as possible future growth areas since they are currently in an Agricultural Preservation District (APD). At the Planning and Zoning Committee meetings held during the development of this update, town officials and public often expressed the viewpoint that it would prefer these parcels remain agricultural, but if development is proposed the town wants to be able to discuss annexing these properties without having to amend their comprehensive plan. The state planning office mediated a compromise that these areas would be designated on the maps as APDs, but footnoted as follows:

"Parcels A, B, and C are enrolled in an Agricultural Preservation District (APD) which was renewed for a five year period in April 2003, and will be subject to possible removal by the owners in April 2008. Wyoming may consider these parcels for annexation when and if the APD is removed by the owners, but only with the property owner's consent. A plan amendment will not be required, unless five years have passed between the date of plan certification and the application for annexation."

The Town of Wyoming and the Secretary of the DOA agreed to this compromise.

1-5. Overall Community Vision and Goals

During the development of the town's Comprehensive Plan, the Town of Wyoming Planning and Zoning Committee held a workshop to solicit public involvement in the comprehensive planning process. At an April 1997 workshop, members of the community talked about the plan and their vision for Wyoming's future. Since that workshop, town officials have worked to refine their vision for the

future of the Town of Wyoming. The recommendations from the public meetings were presented at a public workshop in May 1998. In this section of the plan, leaders and citizens of Wyoming outline their visions for the future. These visions include the town's overall character, growth and development, areas adjacent to the town boundaries, and redevelopment within town. Through these public-participation exercises, the Planning and Zoning Committee was able to establish a concrete set of development and planning goals around which to base the recommendations for action found in the Comprehensive Plan.

During this Plan Update, the Planning and Zoning Committee often placed the Comprehensive Plan on the committee's agenda and provided opportunities to discuss the town's Plan Update. On August 12, 2003, the Planning and Zoning Committee held a formal public workshop at the Wyoming Methodist Church to review the draft Plan Update, including the growth element developed for this update. All of the comments received at the workshop were supportive of the Plan Update, including the future growth component. Goals developed for the 1999 Plan and this Plan Update are listed below.

1-5a. Plan Goals

Housing and Population Growth

- Provide sound and affordable housing for residents of all income levels.
- Maintain the residential character of the developed areas of town.

Future Land Use and Annexation

- Focus on residential development within the Town of Wyoming and on properties considered for annexation.
- Require the development of open space and parkland as part of the subdivision process that will be integrated into an overall town park system.
- Encourage neighborhood commercial uses to serve the retail needs of the community.
- Preserve the environmental features, including mature vegetation with an emphasis on preserving quality tree stands, stream valleys, steep slopes, floodplains, and other wetlands.
- Preserve existing agricultural lands adjacent to the town.

Community Services, Utilities, and Facilities

- Ensure a safe and reliable supply of drinking water.
- Ensure sufficient wastewater-treatment capacity for existing development and future expansion.
- Continue to develop adequate police services in order to ensure the safety and welfare of current and future residents of the town.
- Provide for a sufficient level of fire-protection services and Emergency Medical Services in order to ensure the health and safety of current and future residents of the town.

Transportation

- Provide safe and reliable mobility within town, including roads, sidewalks, and bike paths.
- Improve transportation links to areas outside of town.

Historic Preservation and Redevelopment

- Preserve historic and culturally significant structures and areas in the public domain, and encourage the preservation of privately owned historic structures and lands within the town.
- Maintain and improve the cultural and environmental aspects of the community that make the town a unique and attractive setting.

Economic Development

- Retain existing businesses and provide new opportunities for offices, commercial sites, and neighborhood businesses.

CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY

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

Wyoming's governing body consists of a mayor and four council members. The council members are elected for two-year terms on a staggered system, so at least two council positions are elected each year. A candidate must be over the age of 21 and have lived in the town for at least one year prior to the date of the election. Town elections are held each year on the last Saturday of February. The council meets on the first Monday of each month in the Town Hall.

The town has a Planning and Zoning Committee consisting of six residents; committee members cannot be on the Town Council. The Committee assists the Town Council in implementing some of the recommendations of the Plan and provides advice to the Town Council on zoning and subdivision issues.

The Town employs a town clerk and an assistant town clerk to oversee daily operations. The Town of Wyoming is responsible for street and sidewalk maintenance, snow removal, street lighting, stormwater maintenance, and planning and zoning matters.

Wyoming Town Hall is located at 1 North Railroad Avenue and houses the town clerk, the assistant town clerk, and the four officers in the town's police department. Wyoming has also acquired a building that serves as the Town Hall Annex, located across the tracks from the Town Hall at 10 South Railroad Avenue. The Annex is mainly used as the meeting room for town council, the planning and zoning committee, and other groups and commissions.

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

2-2a. Total Population

U.S. Census information indicates that the populations of Kent County and the State of Delaware have steadily increased between the years 1930 and 2000, although the rate of increase for the state has been more gradual. The population trend in the Town of Wyoming has varied more. The town's population peaked at approximately 1,172 in 1960 and then steadily declined through the 1960s and 1970s. The population increased again through the 1980s as reflected in the 1990 Census, and continued to increase in the 1990s as reported in the 2000 Census.

In 2000 there were 1,141 residents in the Town of Wyoming. The total population for Kent County was 126,697, and 783,600 for the State of Delaware. Table 1 demonstrates in greater detail the population trends since 1940 in Wyoming, Kent County, and the state. Growth from 1990 to 2000 was greater in Wyoming (16.8% increase) than in Kent County (14.1%), but lower than in the overall state population increase (17.6%).

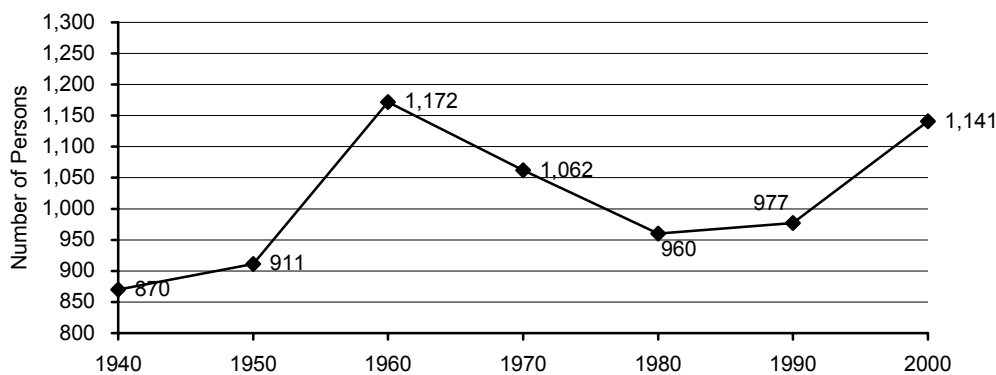
Table 1. Population Change in Wyoming, Kent County, and Delaware

Year	Wyoming		Kent County		Delaware	
	Number	Change	Number	Change	Number	Change
1940	870	-	31,840	-	266,502	-
1950	911	+4.7%	34,441	+8.2%	318,085	+19.4%
1960	1172	+28.6%	37,870	+10.0%	446,292	+40.3%
1970	1062	-9.4%	65,651	+73.4%	548,104	+22.8%
1980	960	-9.6%	81,892	+24.7%	594,338	+8.4%
1990	977	+1.8%	110,993	+19.9%	666,168	+12.1%
2000	1,141	+16.8%	126,697	+14.1%	783,600	+17.6%

Source: U.S. Census, 1940-2000

Figure 1 displays the population trend for the town as recorded by the U.S. Census for the past 60 years. Note that the town’s population was the highest in 1960 and is now at 1,141, approaching that historic 1960 high population of 1,172.

Figure 1. Population Trend for the Town of Wyoming, 1940 - 2000



Source: U.S. Census, 1940-2000

Future Population

Population projections for small communities like Wyoming are very difficult to accurately forecast. Small populations make it likely that slight inaccuracies in data or the assumptions used for the forecasts can become very large errors when projected over time. These projections should not be considered accurate or binding and should be relied upon with caution.

There are a number of vacant parcels zoned for residential use in Wyoming, including multiple small parcels in existing residential areas and three large parcels in the southwest portion of the town that have not yet been subdivided for residential development. Some simple calculations can be employed to estimate the potential future population of the town if all the vacant parcels are built-out. Figure 2 displays the data used in creating a population projection for the town when fully built-out. As shown, a total of 384 developable parcels zoned for residential use were identified in Wyoming, including 44 existing vacant parcels and 340 anticipated parcels on the three large parcels (at four units per acre).

Assuming the base population is the 2000 Census population, 1,141 residents, and using the average residence size for households in Wyoming of 2.24 persons per household, if all of the vacant parcels were developed, the town’s population would increase by 860 persons. As a result, the estimated future population threshold of Wyoming is 2,001.

Figure 2. Future Population Data

2000 Population	Developable Residential Parcels	Average Residence Size	Potential Additional Residents	Estimated Total Population
1,141	384 Total (44 Existing) (340 Anticipated*)	2.24 Persons Per Residence**	860	2,001

* Anticipated residential parcels calculated at four per developable acre

** Based on 2000 U.S. Census (1,141 residents/509 housing units)

The next issue is how long it will take to fully develop the vacant residential parcels. It is possible these parcels could be fully develop by 2010, but, since there are presently no recorded development plans for these parcels, it is unlikely there would be a total build-out by 2010. Table 1 shows that the population has both increased and decreased from decade to decade in Wyoming since 1940. It is more likely that the growth rate would be closer to the rate experienced by Wyoming and Kent County over the previous decade, from 1990 to 2000, of about 17% by 2010. This would translate into an increase in population of about 194 residents for a total of 1,335 by 2010.

Therefore, the future population of Wyoming by 2010 is estimated as ranging from a low of 1,335 to a maximum of 2,001 residents. This forecast is based on many assumptions and only considers vacant lands within the current town boundaries. The forecasts can be modified if the town boundaries are expanded.

2-2b. Racial Composition

In 1990, Kent County and the State of Delaware showed very similar racial composition. The population of Kent County was comprised of 79% white, 19% black, and 2% other; the State of Delaware was 80% white, 17% black, and 3% other. By comparison, the Town of Wyoming had a higher percentage of white residents, 84.7%, a lower percentage of black residents, 12.5%, and a higher percentage of residents of other races, 2.8%.

U.S. Census data for the year 2000 indicate that the population for the Town of Wyoming became more diverse during the 1990s. The white population decreased from 84.7% to 79.5%, the black population remained relatively constant, 12.5% in 1990 and 13.3% in 2000, and residents of other races grew from 2.8% in 1990 to 7.2% in 2000. However, it must be noted that the 2000 Census included the category “more than one race,” which was not included in the 1990 Census. This new category is included in the “Other” category in Table 2, which may explain some portion of the apparent changes in demography between 1990 and 2000.

Table 2. Racial Composition of Wyoming, Kent County, and Delaware

Race	Wyoming		Kent County		Delaware	
	1990	2000	1990	2000	1990	2000
White	84.7%	79.5%	79.0%	73.0%	80.0%	75.0%
Black	12.5%	13.3%	19.0%	21.0%	17.0%	19.0%
Other	2.8%	7.2%	2.0%	6.0%	3.0%	6.0%

Source: U.S. Census, 1990 & 2000

2-2c. Age Distribution

Table 3 displays data regarding the age of the population in Wyoming, Kent County, and the State of Delaware. The 2000 Census indicates that just over a quarter (26.9%) of the persons in Wyoming are less than 20 years of age, slightly less than that for the state and the county. However, the data show that more than a third (35.2%) of the population of Wyoming is between 30 and 49 years of age, which is much more than that for the state and county. For persons older than 60 years of age, Wyoming, Kent County, and the state displayed about the same percentages (16.6%, 15.6%, and 17.1%, respectively). Overall, the Town of Wyoming has fewer young persons, a larger portion of middle-aged adults, and a similar portion of seniors, as compared to the county and the state.

Table 3. Age Distribution of Wyoming, Kent County, and Delaware, 2000

Age	Wyoming		Kent County		Delaware	
	Number	Percent	Number	Percent	Number	Percent
0 to 9 years	140	12.0%	19,124	15.1%	107,236	13.7%
10 to 19 years	174	14.9%	19,490	15.4%	110,229	14.1%
20 to 29 years	149	12.7%	16,577	13.1%	102,077	13.0%
30 to 39 years	153	13.1%	19,781	15.6%	122,522	15.6%
40 to 49 years	258	22.1%	18,653	14.7%	119,178	15.2%
50 to 59 years	101	8.6%	13,317	10.5%	88,605	11.3%
60 to 69 years	117	10.0%	9,617	7.6%	61,998	7.9%
70 to 79 years	50	4.3%	6,757	5.3%	48,211	6.2%
80+ years	28	2.3%	3,381	2.7%	23,544	3.0%
Total	1,170	100.0%	126,697	100.0%	783,600	100.0%
Median Age	36.0 years		34.4 years		37.3 years	

Source: U.S. Census, 2000

2-2d. Educational Attainment

Table 4 compares the level of education attained by residents 25 years and older in the Town of Wyoming, Kent County, and Delaware. As the table shows, Wyoming is comparable or exceeds the state in educational attainment for high school diplomas, associates, masters, and doctoral degrees. Residents in Wyoming, though, rank below the state in bachelors and professional degrees. As compared to the population of Kent County, the residents of Wyoming are more educated at nearly all levels, with the exception of professional degrees.

Table 4. Educational Attainment for Wyoming, Kent County, and Delaware, 2000

Level Attained	Delaware	Kent County	Wyoming
High School or Equivalent	31.4%	32.9%	33.4%
Associate’s Degree	6.6%	6.5%	9.1%
Bachelor’s Degree	15.6%	11.6%	12.7%
Master’s Degree	6.2%	5.2%	7.2%
Professional Degree	1.7%	1.2%	0.4%
Doctoral Degree	1.5%	0.6%	1.4%

Source: U.S. Census, 2000

2-2e. Housing Units

This section describes Wyoming’s housing stock. Table 5 shows the number of housing units by type in Wyoming, Kent County, and Delaware. According to the 2000 Census, there were a total of 509 housing units in Wyoming, 27% of which are renter-occupied. Compared to the surrounding county and the state as a whole, Wyoming shows very little variety in housing types. More than five out of every six (85.3%) housing units in the town are single-family detached dwellings, a much higher proportion than is found in Kent County and the state as a whole. Attached single-family homes and multi-family dwellings account for only 14% of the total housing stock in Wyoming. Generally speaking, the town hosts a very uniform stock of housing units that may not satisfy the needs of all current or potential residents.

Table 5. Composition of Housing in Wyoming, Kent County, and Delaware in 1990

Housing Type	Wyoming	% Total	Kent County	% Total	Delaware	% Total
Single Family, Detached	434	85.3%	29,502	58.4%	191,688	55.9%
Single Family, Attached	11	2.2%	4,230	8.4%	48,340	14.1%
Multi-Family	60	11.8%	7,324	14.5%	64,128	18.7%
Manufactured Homes	2	0.4%	9,392	18.6%	38,281	11.1%
Other	2	0.3%	33	0.1%	635	0.2%
Total	509	100%	50,481	100%	343,072	100%

Source: U.S. Census, 2000

Table 6 compares the age of Wyoming’s housing stock with that of Kent County and the state. A significant number of homes, 305, or 60% of the housing stock, were built before 1960. Furthermore, less than a quarter (23%) of the housing units in Wyoming were built during the last two decades. When compared to the same data for the state and county, it is clear that the town has experienced much less housing growth than the surrounding county, and the state as a whole. This idea is supported by the fact that the median structure-building year in Wyoming precedes that of the county and state by at least twenty years. Some of the possible issues that may arise from this older housing stock include maintenance, appearance, community character, and historic resource preservation.

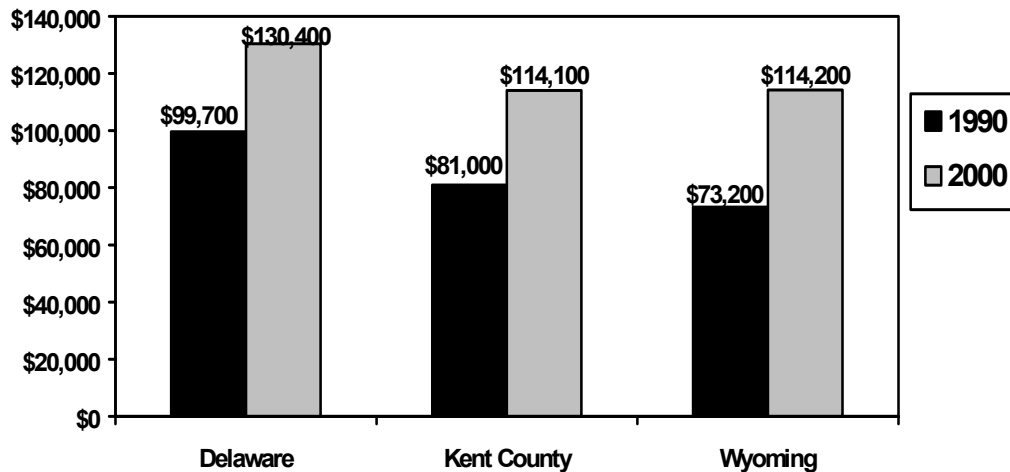
Table 6. Age of Housing Stock, 2000

Year Built	Wyoming		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
1995-2000	80	15.7%	6,651	13.2%	38,314	11.2%
1980-1994	37	7.3%	15,016	29.7%	95,077	27.7%
1960-1979	87	17.1%	16,227	32.1%	105,921	30.9%
1940-1959	125	24.6%	7,633	15.1%	66,951	19.5%
1939 or earlier	180	35.4%	4,954	9.8%	36,809	10.7%
Median Building Yr	1953		1976		1973	

Source: U.S. Census, 2000

Median housing values for homes in Wyoming are presented in Figure 3. The median value of housing in Wyoming has increased significantly since 1990, more than in the county or the state, and is now fairly equivalent to that of the surrounding county. This may be a very encouraging indicator for the town, illustrating that its housing stock is able to maintain value similar to that of Kent County, though relatively older than the units in the surrounding area.

Figure 3. Median Housing Values for Wyoming, Kent County, and Delaware, 1990 – 2000



Source: U.S. Census, 1990 & 2000

2-2f. Plan Goals and Recommendations: Housing and Population Growth

Plan Goals: Housing and Population Growth

- Goal 1: Provide sound and affordable housing for residents of all income levels.
- Goal 2: Maintain the residential character of the developed areas of town.

Plan Recommendations: Housing and Population Growth

- Recommendation 1: Develop policies to foster the development of a mix of housing units, including single-family attached and detached houses.
- Recommendation 2: Encourage, as part of the creation of large developments, a portion of the property be developed as affordable ownership housing.
- Recommendation 3: Review the “accessory uses” and “conversion of residential structure into multiple dwellings” portions of the zoning code, allowing for, among other things, the consideration of required community-service levels.
- Recommendation 4: Develop a housing-code enforcement process that initiates an evaluation of the property after a complaint or when violations threaten the structural soundness of the property.

2-3. Future Land Use and Annexation

This section of the plan document outlines and details the future changes to the existing land uses and boundaries of the town that have been identified as desirable by the Wyoming Planning and Zoning Committee and the Town Council. Six of the nine maps in the appendix apply to this section of the plan document (Maps 3, 4, 5, 6, 8, and 9). Map 3 (Existing Land Use Within Town) displays the current land uses and the current municipal boundaries. Map 4 (Zoning Map) shows the existing zoning classifications for each parcel in Wyoming. Map 5 (Future Land Use Plan Within Existing Town Boundaries) shows the desired future land uses for the parcels within the existing municipal boundaries. Map 6 (State Strategy Designation Within Study Area) shows the areas in and around Wyoming that are designated as primary and secondary growth areas by the State of Delaware. Map 8 (Future Growth Areas) delineates short-term anticipated areas of annexation, long-term growth areas, and areas of concern for the Town of Wyoming. Map 9 (Future Land Use Within Growth Areas) displays the desired land uses for the growth areas delineated on Map 8. Using these maps as references, the following sections will present and describe information regarding future land use within the town, future growth of municipal boundaries, and future land use in designated areas of future growth.

2-3a. Future Land Use Within Existing Boundaries

Within its existing boundaries, Wyoming is comprised of significant acreages of residential, commercial, industrial, and community-use properties. In addition, the town contains a number of vacant land parcels, which can be seen on Map 3 (Existing Land Use Within Town). When compared to Map 4 (Zoning Map), the existing land use map shows that all of the parcels currently vacant are zoned for residential use. Map 5 (Future Land Use Plan Within Existing Town Boundaries) shows the desired future land uses for the current municipal land area. As shown, very few changes are desired in the plan, and only two parcels within the existing town will require revisions to their zoning classification. The first change involves a parcel in the north section of town that will be changed from residential to commercial use. The second change involves a very small parcel in the center of town that will change from commercial to residential use.

The Wyoming Planning and Zoning Committee has also entertained the idea of creating a mixed-use district within the town to function as a traditional town center. A Mixed-Use/Town Center Zone would allow for a mix of uses and locally established design standards and guidelines. These design standards and guidelines are intended to promote future development that will enhance the community. These design standards and guidelines may be particularly important for Wyoming because of the presence of a large portion of historic homes and structures. A mix of retail, office, and residential uses is permitted in this zone, promoting uses of buildings for multiple functions. Although the specific area that this proposed mixed-use district would encompass has not been established and is not designated on any of the plan maps, it can certainly be expected to include a major corridor or crossroads in the central part of the existing town. This concept will be explored more thoroughly during the town's comprehensive rezoning process, and future updates to the Wyoming Comprehensive Plan will address more specific issues related to a mixed-use or town center district.

2-3b. Annexation

The Town Planning and Zoning Committee and Town Council dedicated several meetings for discussing the land areas the town would consider for annexation. Town officials repeatedly expressed their concern that with Camden on its eastern and southern boundaries and Dover very near its northern boundary, the town could be surrounded in the future and unable to grow, which the town believes it must do to survive. The town's growth strategy was also based around the limited road network serving the greater Wyoming area, and officials stated their concern with the increases in traffic the town currently has to contend with and the reality that it will only get worse with current and expected growth. By annexing these properties into the town, it would be able to exercise greater control over the types of development and realize increased revenues to help mitigate the impacts of the development on their town, including the need for more parks and open space, sidewalks, and bike paths.

Map 8 (Future Growth Areas) and Map 9 (Future Land Use Within Growth Areas) displays the town's growth plan and the proposed land use for those areas. The town has labeled three types of areas on its growth plan—*Short-Term Growth Areas*, *Long-Term Growth Areas*, and *Areas of Concern*. The *Short-Term Growth Areas* are parcels that the town wants to annex within the next five years. These parcels comprise areas known as enclaves, which are properties that directly adjoin much of the town's eastern boundary (a boundary shared with Camden), and areas adjoining the town's boundaries to the north and west. *Long-Term Growth Areas* are lands to the west of town that are currently used for agricultural purposes but may one day be developed and would have direct effects on the town. The town may want to consider the annexation of these lands; however, annexation of these lands would probably be considered beyond the next five years unless significant changes occur on those lands within five years. *Areas of Concern* are parcels which the town is very concerned about future development since the consequences could affect the town. The Town of Wyoming would like to be informed by Kent County or the City of Dover of any proposed development activity on this land and will agree to reciprocate and inform Kent County and Dover of any proposals presented to Wyoming for consideration.

Additionally, there are several parcels to the northwest of town that are currently within Agricultural Preservation Districts (APDs). Wyoming would also like to consider some of those parcels for annexation if development was ever proposed, although comments received during the development of

this plan update indicated many Wyoming residents would prefer the land use on the parcels remain agricultural. Since the parcels are currently within APDs, the state Department of Agriculture opposed the inclusion of those parcels as either Growth Areas or Areas of Concern. The compromise that was acceptable to the town and the DOA was to designate these parcels on Maps 8 and 9 as Agricultural Preservation Districts and label the three parcels as A, B, and C. A footnote is included on each map that states:

"Parcels A, B, and C are enrolled in an Agricultural Preservation District (APD) which was renewed for a five year period in April 2003, and will be subject to possible removal by the owners in April 2008. Wyoming may consider these parcels for annexation when and if the APD is removed by the owners, but only with the property owner's consent. A plan amendment will not be required, unless five years have passed between the date of plan certification and the application for annexation."

Some of the *Short-Term Growth Areas* are enclaves that abut the town's boundary, some of which are already residentially developed. The other *Short-Term Growth Areas* are labeled #1 to #4 on Map 9. Area #1 is about 22 acres and will be the first property to be annexed, probably within the next year. Area #1 would be used for the relocation of the Wyoming United Methodist Church, currently located within the town, so it can expand to better serve its growing congregation. The property owner has been in discussions with the town and has indicated he will request annexation following state certification of this Plan Update.

Area #2 is about 114 acres that are currently used for agriculture, located to the northeast of town, partially along the rail tracks and partially along an established residential neighborhood in the town. The town reports that this property would receive sewer and water from infrastructure that, when installed years ago to serve the existing development, included adequate capacity to serve this area. Areas #3 and #4 are properties located to the west of town along State Route 15 that are to the north of a number of developed single lots that front State Route 15. Together, Areas #3 and #4 total about 59 acres and would be annexed along with the 30-or- so small, mostly developed lots fronting State Route 15, providing that all of the individual lot owners request to be annexed. This entire area would be developed for residential uses, and sewer and water infrastructure would need to be extended from the town.

The town has had discussions with many of the property owners within the *Long-Term Growth Areas*, some of who have expressed interest in these lands becoming part of the town if developed. These lands are currently used for agriculture, and no plans currently exist to change that use within the next five years. If a change in land use were to occur at some future date, the town would like to consider these parcels for future town growth. There are a total of about 960 acres in the Long-Term Growth Areas, including the 45-acre Wyoming Pond. The town's vision is for residential development on most of this land, about 840 acres. The remaining acreage in the Long-Term Growth Areas, about 120 acres, is located on the corner formed by Westville Road (State Route 15) and the Almshouse Branch (stream). The town thinks this area may be a good location for future commercial use, since there is currently a small airfield, Jenkins Airport, on these parcels.

The town has also identified a large area of adjacent land as an *Area of Concern* on the Future Growth Map. Development in this area could have an effect on the town, particularly due to the traffic that would be generated, and some of these properties may be of interest to the town for future growth (beyond the next ten years). Wyoming would like to have any proposal submitted to Kent County or the City of Dover for developing this land shared with the town for its review and comment. Wyoming is willing to reciprocate this courtesy to those jurisdictions.

2-3c. Plan Goals and Recommendations: Future Land Use and Annexation

Plan Goals: Future Land Use and Annexation

- Goal 1: Focus on residential development within the Town of Wyoming and on properties considered for annexation.
- Goal 2: Require the development of open space and parkland as part of the subdivision process that will be integrated into an overall town-park system.
- Goal 3: Encourage neighborhood commercial uses to serve the retail needs of the community.
- Goal 4: Preserve the environmental features, including mature vegetation, with an emphasis on preserving quality tree stands, stream valleys, steep slopes, floodplains, and other wetlands.
- Goal 5: Preserve agricultural areas adjacent to the Town of Wyoming from development.

Plan Recommendations: Future Land Use and Annexation

- Recommendation 1: Remain a primarily residential community with limited growth by encouraging the development of mostly single-family detached and attached structure development in the town.
- Recommendation 2: Allow existing industrial land uses to continue, but limit additional industrial development to smaller-scale operations that can more easily be supported by the town's infrastructure.
- Recommendation 3: Review and revise the current zoning and subdivision ordinances in order to ensure that, in the process of developing property in town, sufficient land is set aside for open space and recreation areas.
- Recommendation 4: Begin to make the necessary administrative and legal preparations for the annexation of the indicated *Short-Term Growth Areas* as indicated on Map 9.
- Recommendation 5: Explore the possibility of establishing a Mixed Use/Town Center District or Zone within the town.

2-4. Community Services, Utilities, and Facilities

2-4a. Utilities

Water System

The Camden-Wyoming Sewer and Water Authority (CWSWA) provides water service to most of the residents and businesses in Wyoming. Wyoming and Camden both appoint members to the CWSWA's Board to represent the respective towns, but Wyoming does not directly employ any of the personnel required to operate the system. The Authority serves a total of approximately 2,900 residents within its service area, with about 1,100 metered-water-service connections. The combined water system used by Camden and Wyoming consists of two wells, two elevated storage tanks, and approximately 18 linear miles of water distribution mains. The water system acquires its water exclusively from groundwater below the Town of Camden. The two wells are located in different aquifers – one in the Cheswold Formation and screened between 216–237 feet, and one in the Piney Point Formation and screened between 343–460 feet. The State Department of Natural Resources and Environmental Control (DNREC) grants allocation permits for groundwater withdrawals and has reported it now has a moratorium on any new or increased allocations for water withdrawals from the Piney Point Formation due to declining water levels.

The combined maximum output of the wells, #2 and #4, is 1,000 gallons per minute. Both wells are located in Camden; Well #2 is located on West Street, north of Camden-Wyoming Avenue, and Well #4 is located on West Street, south of Camden-Wyoming Avenue. Well #4 is used more often because Well #2 contains hydrogen sulfide. After groundwater is pumped to the surface, it is disinfected with chlorine as required by DNREC. This disinfection takes place in a building adjacent to the wells.

Currently, there are two steel storage tanks connected to the water system. The tanks have a combined storage capacity of 380,000 gallons. The 80,000-gallon ground-level tank is located on U.S. Route 13. A second tank is located at the intersection of West Street and Willow Avenue. Built in 1985, this elevated tank has a capacity of 300,000 gallons.

Wastewater System

The Camden-Wyoming Sewer and Water Authority also maintains and operates the wastewater transmission system. Initially constructed in 1963, the sanitary sewer transmission system consists of vitrified clay pipes ranging in diameter from 8-15 inches buried 3-15 feet deep. The wastewater flows from the CWSWA to the Kent County Regional Sewer System via a transmission line located along the Isaac Branch.

The Kent County Regional Sewer System provides sewage treatment for Wyoming. The town's effluent flows by gravity to a pumping station located off of Southern Boulevard. In 1977, Kent County built its Pump Station 14 that was designed to handle a maximum daily flow of 500,000 gallons. The sewage is transmitted via a force main to Kent County's sewage treatment plant located near Frederica.

Sewer allocation has the potential to affect the growth of the town. It is a general “rule of thumb” that a town should not exceed 65 percent of its allocation to allow for peak flows. The Camden-Wyoming Sewer and Water Authority’s allocation at the Frederica plant is 400,000 gallons per day. The Authority’s current flow is approximately 300,000 gallons per day, 75 percent of its current allocation.

Electricity

The Town of Wyoming has an agreement with Conectiv for the electric utility franchise for the town. Conectiv, a major investor-owned utility serving the entire Delmarva Peninsula, is part of a fully integrated Pennsylvania-New Jersey-Maryland interconnected electricity system and a partner in the Artificial Island Atomic Power Station in Salem, New Jersey.

Within the Town of Wyoming, Conectiv maintains an electrical substation on Southern Boulevard. Conectiv maintains the electrical production and distribution system and plans to meet the needs of development within the town and surrounding areas.

Natural Gas

Chesapeake Utilities supplies natural gas to Wyoming. The utility company owns and maintains natural gas lines in the town and will provide service as needed for new development or redevelopment.

Telecommunications

Verizon of Delaware holds the telephone utility franchise for Wyoming. Telecommunications services will need to expand due to increases in the number of houses and increases in the demand for telephone services for homes and offices including computer connections. Verizon provides residential and business services that include high-speed ISDN lines.

Cable Television

Comcast Cablevision in Dover provides cable-television service to Wyoming’s residents. The Town of Wyoming granted this franchise in 1990, and it is up for renewal in 2005.

2-4b. Community Services and Facilities

Education

Wyoming is located in the Caesar Rodney School District, which has its district office at 219 Old North Road just east of town. The district served 5,930 students in 2001-2002 and operates 13 schools: one high school for grades 9-12, three middle schools for grades 6-8 (including one located at Dover Air Force Base), six elementary schools (grades K-5), and one Special Service school for children with additional needs at all grade levels. The district has developed a grouping of schools along Old North Road / Front Street and Camden-Wyoming Avenue. Caesar Rodney High School, Fred Fifer Middle School, W.B. Simpson Elementary School, and the central administration building are located in this

three-block area. The public-school system is governed by an elected, five-member school board that appoints a superintendent to administer the district's activities and to serve as the school board's executive secretary.

The majority of Wyoming's public school students attend W.B. Simpson Elementary School for grades K-5. The Simpson School is located on Old North Road at the north end of town near the Camden border. Nellie Stokes School was recently built inside of Camden's corporate limits on Upper King Road. Fred Fifer Middle School was recently built and children from Wyoming attend grades 6-8 there. For grades 9-12, Wyoming students attend Caesar Rodney High School in Camden.

There are three institutions of higher learning located within 15 miles of Wyoming: Delaware State University, Delaware Technical and Community College, and Wesley College. Delaware State University is a public land-grant university located in Dover that grants bachelors degrees in art, science, social work, and technology, and masters degrees in art, science, business administration, and social work. Wesley College is located in Dover and is a private college that grants bachelors degrees in liberal arts, science, nursing, and business. The Terry Campus of the Delaware Technical and Community College, located in northern Dover, serves Kent County. Over 4,500 full- and part-time students enroll each year in diversified technical associate-degree programs, diploma programs, and certificate and special interest offerings. Campus programs are primarily designed to be a resource for students to enhance their employment skills, abilities, and knowledge in order to meet the needs of area businesses, industries, and government agencies. The University of Delaware also has an office in Dover, which contains meeting and training rooms to serve the state government and central Delaware.

Libraries

Kent County opened a library in August 1999 in a building located on northbound U.S. Route 13 in Camden, Delaware. The library houses a growing collection of fiction, non-fiction, and audio books. Residents with a library card and pin number also have free access to the Internet and a workstation for word processing. Additional library services for Wyoming residents are available at the Dover Public Library, which, in addition to books, offers videos, audiocassettes, newspapers, and magazines.

Other libraries near Wyoming are the Milford Public Library, the Harrington Public Library, and the Smyrna Public Library. All of these libraries are in the Kent County library system and available to Wyoming residents free of charge. The Kent County Department of Libraries also operates a bookmobile service. The bookmobile stop nearest Wyoming is behind the Camden-Wyoming Fire Hall.

Public Safety

Wyoming residents began receiving 24-hour police protection provided by the Town of Wyoming Police Department on December 31, 1998. The department has three police officers. When someone is arrested, he/she is incarcerated at Troop 3, located on U.S. Route 13A just south of Camden. Prior to December 31, 1998, police protection was provided jointly with the Town of Camden.

Fire protection is provided by the Camden-Wyoming Fire Company, located on the corner of Camden-Wyoming Avenue and West Street in Camden. This is an all-volunteer company. The company provides ambulance and basic life support and has mutual assistance agreements with other area fire companies to provide services.

Emergency medical assistance is provided by Kent County paramedics and the David C. Harrison Ambulance Company. The ambulance company, located in Camden, is responsible for basic life support and ambulance transport for both the Wyoming and Camden fire districts. County paramedics, stationed in Dover and at the Delaware Hospital for the Chronically Ill, provide advanced life support.

Solid-Waste Disposal

The Town of Wyoming contracts with BFI Waste Systems of North America, Inc., for waste-disposal service. Residential trash is collected twice per week and disposed of at the Sandtown landfill. Presently, curbside recycling is not available in Wyoming, but residents may deposit recyclables at the recycle center in the rear of the Camden-Wyoming Fire Company.

Stormwater Management

The Kent Conservation District has complete jurisdiction over stormwater management in Kent County. Most of the town's stormwater runoff is collected in strategically located catch basins. Rainfall is transported to the catch basins by a combination of street gutters, culverts, and storm sewers. The town's gently sloping topography and well-drained soil types serve to minimize overall drainage problems. The stormwater system is separate from the sewage-collection system.

Stormwater runoff from homes and businesses in Wyoming flows into the St. Jones River watershed, which the State Department of Natural Resources and Environmental Control (DNREC) has concluded has impaired water quality. Pollutants of concern include low dissolved oxygen, excess nutrients, and high bacteria levels. The Clean Water Act requires that Total Maximum Daily Loads (TMDLs) be established for waterways with impaired water quality so the waterways can attain their designated uses. A federal court consent decree requires that DNREC complete the TMDLs determination for the St. Jones River by the end of 2006. DNREC has encouraged towns to participate in the TMDL determination process and to join the Tributary Action Teams that have formed in many of these watersheds to recommend pollution control strategies to achieve the pollutant load reduction goals. Alternatives for reducing pollution from stormwater runoff include requiring buffers be established or maintained along streams and promoting good lawn maintenance practices (i.e. proper application of fertilizer, herbicides, pesticides, etc.) on town-maintained grounds and among their residents.

Postal Service

The Town of Wyoming is served by a United States Post Office located on 2 Old North Road in Wyoming. It serves both Camden and Wyoming; the zip code is 19934.

Healthcare

Figure 4 lists several healthcare facilities in close proximity to Wyoming. These facilities provide various forms of services, ranging from acute care to outpatient clinics. Additional facilities are located in northern and southern Kent County.

Figure 4. Healthcare Facilities Serving Wyoming

<i>Facility Name & Location</i>	<i>Services</i>
Delaware Rural Ministries, Wyoming	Outpatient Clinic
Kent General Hospital, Dover	Intermediate and acute care
James A. Williams State Service Center, Dover	Clinical and social services
Courtland Manor Nursing and Convalescent Care, Dover	Skilled nursing and intermediate care
Silver Lake Convalescent Center, Dover	Skilled nursing and intermediate care
Proposed Presbyterian Convalescent Center, Dover	Skilled nursing and intermediate care
Crescent Farm Convalescent and Nursing Center	Intermediate care

Senior Services

According to the *Delaware Senior Center Funding Formula Report*, published in September 2001, there are no senior centers located immediately in Wyoming. The closest senior centers are the Harvest Years Senior Center and the Modern Maturity Center located in Dover, which is the largest senior services facility in Kent County.

Recreation and Open Space

There are a number of recreation areas for Wyoming residents to enjoy. The six-acre Wyoming Town Park overlooks Wyoming Lake. The park has a playground, picnic pavilion, and 17 picnic tables. The Johnson Memorial Park, at the intersection of Layton Avenue and New Burton Road, and the area surrounding the train station at the junction of Railroad Avenue and Camden–Wyoming Avenue, provides additional open space. There are also nearby municipal parks, Brecknock Park, Camden Town Hall, and the Camden Town Park. There are ball fields at the Camden-Wyoming Little League on Willow Grove Road and recently, following discussions between the towns of Camden and Wyoming, it was agreed to empower Wyoming to annex the fields. In addition, Kent County and the City of Dover have extensive park and recreation programs that serve the region.

2-4c. Plan Goals and Recommendations: Community Services, Utilities, and Facilities

Plan Goals: Community Services, Utilities, and Facilities

- Goal 1: Ensure a safe and reliable supply of drinking water.
- Goal 2: Ensure sufficient wastewater-treatment capacity for existing development and future expansion.

- Goal 3: Continue to develop adequate police services in order to ensure the safety and welfare of current and future residents of the town.
- Goal 4: Provide for a sufficient level of fire-protection services and Emergency Medical Services in order to ensure the health and safety of current and future residents of the town.

Plan Recommendations: Community Services, Utilities, and Facilities

- Recommendation 1: Maintain a strong working relationship with the CWSWA and with the Town of Camden on the allocation of water and wastewater-treatment capacity.
- Recommendation 2: Work with the CWSWA to continually monitor the quality and quantity of water supply.
- Recommendation 3: Encourage the CWSWA to investigate additional sources of groundwater and assist in the CWSWA application for expansion of DNREC permits for groundwater allocation.
- Recommendation 4: Provide suggested amendments to the CWSWA comprehensive plan and capital improvements program to bring the plans into consistency with the comprehensive plans for Wyoming and Camden.
- Recommendation 5: Inform the Police Department and Fire Company concerning development proposals and encourage them to provide comment on these proposals.

2-5. Transportation

This section describes the transportation system serving Wyoming and includes streets, highways, public transportation, services for seniors and disabled persons, pedestrian facilities, rail service, and airports.

Streets and Highways

Wyoming is south of Dover and is served by major highways on the Delmarva Peninsula. State Route 1, a limited access highway, connects approximately four miles to the east of Wyoming along State Route 10 that bisects the town north-south. U.S. Route 13 is less than one mile to the east of Wyoming and U.S. Route 13A transverses the adjacent Town of Camden. State Route 10 and State Route 15 provides access into Wyoming. The Town of Wyoming maintains the following municipal streets:

Appletree Lane
Barley Drive
Broad Street
Chambers Alley
Church Drive
Franklin Street
G-Alley
Jenkins Drive
S. Layton Avenue

Lake Drive
Meadow Avenue
Mechanic Street
Medallion Circle
Millet Lane
North Drive
Oats Lane
Pine Street
Price Street

Railroad Avenue East
Rice Court
Second Street
Sewage Plant Street
South Drive
Third Street
Wingate Entrance
Wingate North Court
Wingate South Court

Table 7 presents information regarding traffic flow through the two main roads in Wyoming for the years 2001 and 2002. State Route 15 is a major road that enters the town from the west and north, forming a major north-south roadway through the center of Wyoming. Traffic counts for the section of State Route 15 that flows through Wyoming are divided into four major sections. The first section of State Route 15 studied showed an annual traffic increase of more than ten percent (13.2%), while the other three sections of State Route 15 showed increases of less than four percent (3.9%). State Route 10 is a major entry point into the Town of Wyoming through the Town of Camden from U.S. Route 13, a major statewide and regional highway. The three sections of State Route 10 included in the table below show annual increases of less than four percent (3.4%, 3.9%, and 3.9%, respectively).

Table 7: Wyoming Traffic Counts, 2001 and 2002*

Route Number	Location	Traffic Count, 2001 vehicles per day (vpd)	Traffic Count, 2002 (% change, 2001-02)
State Rt. 15 (Southern Blvd. and W. Railroad Ave.)	W. Wyoming Limits east to W. Railroad Ave.	5,437 vpd	6,155 vpd (+13.2%)
	W. Railroad Avenue north to Wyoming Ave.	3,987 vpd	4,141 vpd (+3.9%)
	Wyoming Ave. north to Front St.	7,850 vpd	8,153 vpd (+3.9%)
	Front St. north to N. Wyoming Limits	7,488 vpd	7,777 vpd (+3.9%)
State Rt. 10 (Caesar Rodney Ave. and Wyoming Ave.)	S. Wyoming Limits north to Wyoming Avenue	5,486 vpd	5,670 vpd (+3.4%)
	Wyoming Ave east to Main St. (Camden)	13,526 vpd	14,047 vpd (+3.9%)
	Main St. (Camden) east to Route 13	17,597 vpd	18,275 vpd (+3.9%)

Source: DelDOT Traffic Summary 2002 (some counts listed are estimates based upon 1998-2000 data)

*Note that some traffic counts are estimates based upon 1998-2000 data.

Public Transportation

The Delaware Department of Transportation (DelDOT) runs the Delaware Area Regional Transit (DART) bus line throughout the state. Two buses run through Wyoming daily – the 104 and 105 bus routes. The timed stop for these two routes is at the corner of Broad Street and Layton Avenue. The buses run through the town every hour on the hour to the Water Street Transfer Station and the Michelin Meadows and Carolyn’s Corner stops. At the Water Street Transfer Station, all of the routes in Kent County may be accessed, including buses to New Castle County.

The transportation needs of Wyoming’s elderly and physically and mentally challenged population can be met through the Delaware Administration for Specialized Transportation (DAST). Residents of Wyoming age 60 and over, or disabled at any age, can contact DAST twenty-four hours prior to the day

of desired use, and DAST will provide them with transportation to and from their destination. Participants in the program must go through the DAST application process.

Bikeways, Walkways, and Greenways

There are sidewalks throughout the majority of the Town of Wyoming. Sidewalks connect Wyoming to the Town of Camden along the Camden-Wyoming Avenue. In addition there are connections among the Town Hall, the historic railroad station, the post office, and W.B. Simpson Elementary School. There are gaps in the sidewalk network along older streets that were not designed with sidewalks. The town's subdivision ordinance now requires sidewalks for all new development.

Railroads

The railroad line running through the center of Wyoming is owned and operated by Norfolk Southern. This is the only rail line running from northern to southern Delaware, and it only transports freight. This rail line forms part of the main Delmarva Peninsula Line that originates south of Wilmington and terminates in Pocomoke City, Maryland. Norfolk Southern operates this line and owns property adjacent to the right of way. There are several trains per day that cross through Wyoming on this line.

Airports

Dover Air Force Base, located nearby in the City of Dover, provides limited public use at the Central Delaware Commuter Air Facility. Jenkins Airport, located west of Wyoming, serves general aviation purposes. Currently, there are no charter flights out of this airport. The airport is open to the public and runs private flights.

2-5a. Plan Goals and Recommendations: Transportation

Plan Goals: Transportation

- Goal 1: Provide safe and reliable mobility within town, including roads, sidewalks, and bike paths.
- Goal 2: Improve transportation links to areas outside of town.

Plan Recommendations: Transportation

- Recommendation 1: Retain public rights-of-way that later could serve as pedestrian paths, bicycle links, or access to infill development.
- Recommendation 2: Require developers to provide pedestrian and bike connections as part of their subdivision plans.

- Recommendation 3: After developing a map of the sidewalk network and identifying the gaps, work with DeIDOT (on state roads) to complete the sidewalk system.
- Recommendation 3: Work with DeIDOT to obtain additional bus service.
- Recommendation 4: Continue to work with DeIDOT to monitor traffic levels on major town roads and respond to changes accordingly and in coordination with state transportation officials.

2-6. Historic Preservation and Redevelopment

2-6a. Historic Preservation

The Wyoming Railroad Station on East Railroad Avenue was listed on the National Register of Historic Places in December 1980. A historic preservation district has been established in the Town of Wyoming. The Historic District is roughly bounded by Front Street, Caesar Rodney Avenue, Southern Boulevard, and Mechanic Street. This district was established in February 1987 and includes Victorian-period buildings.

The Town of Wyoming has a Historic Commission and has worked to preserve the Wyoming Railroad Station. The zoning code and subdivision regulations do not include a historic district, but the town works to preserve its heritage by encouraging preservation of individual structures.

2-6b. Redevelopment

The majority of the land within Wyoming's boundaries is either developed or is approved for development, and most of the historic core area of the town is in good condition. However, according to the 2000 Census, about 60% of the housing stock was built prior to 1960. The Town recognizes that it has a number of older homes and that these structures typically have increased maintenance requirements.

There are a number of housing programs administered by the state that may provide financial assistance to eligible residents for maintaining their homes. The Delaware State Housing Authority administers the Housing Rehabilitation Loan Program that can provide a 3% loan for eligible homeowners. The loan can be set up as either a conventional loan with a regular payment schedule or as a deferred loan, registered as a lien on the property, to be paid at the time of resale. The town would like to meet with representatives of the State Housing Authority to explore opportunities for providing financial assistance to its residents for maintaining their homes.

The Town also recognizes that there may be needs in the future for the redevelopment of commercial properties. It is important that the town support commercial property redevelopment, since vacant properties in the core area of the town would have a very detrimental impact on the character of the town. The Town will review its ordinances that might affect the redevelopment of commercial properties and consider revisions to encourage commercial redevelopment when needed.

2-6c. Plan Goals and Recommendations: Historic Preservation and Redevelopment

Plan Goals: Historic Preservation and Redevelopment

- Goal 1: Preserve historic and culturally significant structures and areas in the public domain and encourage the preservation of privately owned historic structures and lands within the town.
- Goal 2: Maintain and improve the cultural and environmental aspects of the community that make the town a unique and attractive setting.

Plan Recommendations: Historic Preservation and Redevelopment

- Recommendation 1: Develop an activity focus at the town train station square.
- Recommendation 2: Encourage redevelopment of existing structures and guide non-residential development into existing commercial and industrial centers.
- Recommendation 3: Focus on residential development within the Town of Wyoming and on properties considered for annexation.
- Recommendation 4: Require the development of open space and parkland as part of the subdivision process that will be integrated into an overall town park system.

2-7. Economic Development

In order to make observations and recommendations regarding economic development in the Town of Wyoming, it is important to first examine some of the economic trends within the town and the region. Table 8 displays the median household income values for 2000 in the state, county, and Town of Wyoming. The median household income for Wyoming in 2000 was slightly higher than the value for households of the state as a whole, and much higher than households in Kent County.

Table 8: Median Household Income

Place	Delaware	Kent County	Wyoming
Median Household Income	\$47,381	\$40,950	\$48,452

Source: U.S. Census 2000

Table 9 displays data on income sources and averages for the state, the county, and the Town of Wyoming. As shown, the mean wage-or-salary income in Wyoming falls between that of the surrounding county and the state as a whole. However, a significantly larger proportion of Wyoming residents receive income of this type. A larger portion of Wyoming residents also receives self-employment income, and the mean income from this source is much larger in the town, as compared to that of the state and the county. A lower percentage of Wyoming residents receive income from interest or rent, as compared to that of the state and county, and the mean level for income of this type is slightly lower in comparison as well. A smaller portion of the town collects social security, as compared to the

state and county, but a slightly larger portion of Wyoming residents collect public-assistance income as compared to the other areas. A larger portion of Wyoming residents collect retirement income; however, the mean income level for this type is lower in Wyoming as compared to both the surrounding county and the state as a whole. Overall, it can be said that, as compared to the state and county, Wyoming’s population receives relatively more income from wage, salary, and self-employment sources while bringing in less income from investment sources.

Table 9: Selected Income Data

Item	Delaware	Kent Co.	Wyoming
Mean Wage or Salary Income	\$57,407	\$46,578	\$49,535
% of Households with Wage or Salary Income	79.4%	79.6%	85.5%
Mean Self-Employment Income	\$26,269	\$21,571	\$29,740
% of Households with Self-Employment Income	9.5%	9.9%	12.7%
Mean Interest or Rent Income	\$9,720	\$7,056	\$4,188
% of Household with Interest or Rent Income	39.0%	33.0%	31.6%
Mean Social Security Income	\$11,997	\$10,880	\$10,600
% of Households with Social Security Income	26.9%	25.7%	22.1%
Mean Public Assistance Income	\$2,516	\$2,479	\$1,933
% of Households with Public Assistance Income	2.7%	3.4%	4.0%
Mean Retirement Income	\$17,872	\$16,014	\$14,596
% of Households with Retirement Income	21.0%	21.9%	25.7%

Source: U.S. Census 2000

Table 10 displays unemployment data for the state, Kent County, and the Town of Wyoming. As shown, the unemployment rate for Wyoming is much lower than that of Kent County and the state. It seems that working-age residents of Wyoming have experienced fewer problems regarding employment than those of the county and the state; however, the lack of job-seeking residents may provide an obstacle to attracting new businesses (needing employees) to the town.

Table 10: Unemployment

Place	Delaware	Kent County	Wyoming
Unemployment (%)	5.1%	5.3%	1.3%

Source: U.S. Census 2000

Data regarding poverty status by age group is displayed in Table 11 below. Wyoming displays significantly lower measures of poverty than do the county and state.

Table 11: Poverty Status

Age Group	Delaware	Kent County	Wyoming
0-17 years	12.3%	15.2%	4.7%
18-64 years	8.3%	8.9%	3.3%
65+ years	7.9%	8.8%	3.4%

Source: U.S. Census 2000

Table 12 provides information regarding the place of employment for the residents of Wyoming, Kent County, and Delaware. As shown, more than nine-tenths (92.5%) of Wyoming’s working population is employed outside of the town. This measure exceeds those of the state and county by a wide margin, and may be an area of concern for the town in the future. While some of this outside employment may be explained by the town’s proximity to the City of Dover—a major employment center in the state—the town may wish to bolster inside employment through its economic development policies and strategies.

Table 12: Place of Employment

Place	Delaware	Kent County	Wyoming
% Working Outside City/Town of Residence	74.7%	61.9%	92.5%
% Working Outside County of Residence	5.6%	16.4%	7.9%
% Working Outside State of Delaware	11.5%	4.2%	3.7%

Source: U.S. Census 2000

Data regarding changes in employment by industry in Kent County and Wyoming can be found in Table 13 below. As shown, the town has seen increases in the transportation, finance, insurance, and real estate (FIRE), professional services, and education sectors, and a decrease in the agriculture, construction, wholesale, and retail job sectors.

Table 13: Employment by Industry, 1990-2000

Industry	Kent County			Wyoming		
	Jobs, 1990	Jobs, 2000	% Change	Jobs, 1990	Jobs, 2000	% Change
Agriculture	1,581	934	-40.9%	8	7	-12.5%
Construction	4,586	5,050	+10.1%	66	43	-34.8%
Manufacturing	8,636	7,078	-18.0%	81	81	+0.0%
Wholesale	1,422	1,610	+13.2%	16	8	-50.0%
Retail	9,737	7,382	-24.2%	128	88	-31.3%
Transportation	2,089	3,022	+44.7%	22	27	+22.7%
FIRE	2,347	3,677	+56.7%	11	35	+218.2%
Prof. Services	7,973	9,967	+25.0%	72	101	+40.3%
Education	4,491	5,020	+11.8%	65	78	+20.0%

Source: U.S. Census 1990 and 2000

2-7a. Plan Goals and Recommendations: Economic Development

Plan Goals: Economic Development

- Goal 1: Retain existing businesses and provide new opportunities for offices, commercial sites, and neighborhood businesses.

Plan Recommendations: Economic Development

- Recommendation 1: Encourage the retention and expansion of local stores and businesses along Railroad Avenue and Camden-Wyoming Avenue as an important part of maintaining a viable town.
- Recommendation 2: Encourage commercial and office spaces in the first floor of suitable buildings surrounding the train-station square.
- Recommendation 3: Reinforce commercial uses along Camden-Wyoming Avenue.
- Recommendation 4: Emphasize residential, commercial, and office-space land uses rather than expand industrial uses substantially.

CHAPTER 3. IMPLEMENTATION

3-1. Summary of Recommendations

The Town of Wyoming will be faced with challenges in the next decade as its population grows and its housing stock increases. This growth will be even greater if the town follows through on its interest in annexing the properties described in this plan. It is clear that this increased development is a regional phenomenon, so not only will it occur within the town but all around the town. To prepare for this growth, the town will need to become very proactive and initiate activities and discussions with jurisdictions and organizations that may be able to provide some assistance. To help the town organize its efforts, the recommendations made throughout this plan are summarized below.

Housing and Population Growth

- Develop policies to foster the development of a mix of housing units, including single-family attached and detached houses.
- Encourage, as part of the development of large developments, a portion of the property be developed as affordable ownership housing.
- Review the “accessory uses” and “conversion of residential structure into multiple dwellings” portions of the zoning code, allowing for, among other things, the consideration of required community-service levels.
- Develop a housing-code-enforcement process that initiates an evaluation of the property after a complaint or when violations threaten the structure soundness of the property.

Land Use and Annexation

- Remain a primarily residential community with limited growth by encouraging the development of mostly single-family detached and attached structure development in the town.
- Allow existing industrial land uses to continue, but limit additional industrial development to smaller-scale operations that can be more easily supported by the town’s infrastructure.
- Review and revise the current zoning and subdivision ordinances in order to ensure that, in the process of developing property in town, sufficient land is set aside for open space and recreation areas.
- Begin to make the necessary administrative and legal preparations for the annexation of the indicated *Short-Term Growth Areas* as indicated on Map 9.
- Explore the possibility of establishing a Mixed Use/Town Center District or Zone within the town.

Community Services, Utilities, and Facilities

- Inform the Police Department and Fire Company concerning development proposals and encourage them to provide comment on these proposals.
- Maintain a strong working relationship with the CWSWA and with the Town of Camden on the allocation of water and wastewater-treatment capacity.
- Work with the CWSWA to continually monitor the quality and quantity of water supply.
- Encourage the CWSWA to investigate additional sources of groundwater and assist in the CWSWA application for expansion of DNREC permits for groundwater allocation.
- Provide suggested amendments to the CWSWA comprehensive plan and capital improvements program to bring the plans into consistency with the comprehensive plans for Wyoming and Camden.

Transportation

- Retain public rights-of-way that later could serve as pedestrian paths, bicycle links, or access to infill development.
- Require developers to provide pedestrian and bike connections as part of their subdivision plans.
- Work with DelDOT to obtain additional bus service.
- Continue to work with DelDOT to monitor traffic levels on major town roads and respond to changes accordingly and in coordination with state transportation officials.

Historic Preservation and Redevelopment

- Develop an activity focus at the town train station square.
- Encourage redevelopment of existing structures and guide non-residential development into existing commercial and industrial centers.
- Focus on residential development within the Town of Wyoming and on properties considered for annexation.
- Require the development of open space and parkland as part of the subdivision process that will be integrated into an overall town-park system.

Economic Development

- Encourage the retention and expansion of local stores and businesses along Railroad Avenue and Camden-Wyoming Avenue as an important part of maintaining a viable town.
- Encourage commercial and office spaces in first floor of suitable buildings surrounding the train station square.
- Reinforce commercial uses along the Camden-Wyoming Avenue.
- Reinforce residential, commercial, and office-space land uses rather than expand industrial uses substantially.

3-2. Intergovernmental Relations and Coordination

The quality of life of all of the people living in Wyoming will be affected by the land-development activities occurring within the town and on lands within Kent County's jurisdiction surrounding the town. Therefore, it would be of great benefit to Wyoming, Camden, Dover, and Kent County to continue to develop a more cooperative relationship. The town should discuss with these jurisdictions matters for which Wyoming might be interested in receiving or providing assistance. Likewise, Camden, Dover, and Kent County may find this enhanced relationship can help keep them informed of matters occurring within Wyoming and help keep those matters from adversely affecting residents living in their respective jurisdictions.

Development that occurs outside the town limits is highly relevant to Wyoming due to the economic and social impacts that it may have upon the town. Wyoming should attempt to remain aware of land use changes and applications in nearby areas that will affect the town. The town should comment on these changes and applications through the state's LUPA and PLUS processes, and through the planning processes in Kent County, Camden, and Dover. The town should review and comment on the comprehensive plans and on planning and development activities within these jurisdictions. Wyoming should also continue to review and comment on the DelDOT Long-Range Transportation Plan, since traffic will continue to be a major issue for Wyoming.

It is important to note that Wyoming's neighboring jurisdictions all have recently certified Comprehensive Plans. The Town of Camden, City of Dover, and Kent County each has a comprehensive plan that provides for the cooperation and the coordination of activities with neighboring jurisdictions. As in the past, the future will provide opportunities for these jurisdictions to work together for the mutual benefit of the residents of each jurisdiction. For example, in 2002 Camden worked with Wyoming to resolve issues the towns were having enforcing local ordinances on the Camden-Wyoming Little League property. The majority of the property is located within Wyoming, but part of it was in Camden making it more difficult for the local police departments to enforce public safety ordinances. After months of discussions, Camden agreed to give up the portion of the property located within its borders to Wyoming under the condition that the name would always remain the Camden-Wyoming Little League.

The City of Dover and Wyoming will always have issues of mutual interest. During the development of this update Wyoming often expressed its concern that the growing City of Dover will eventually surround Wyoming. Additionally, a portion of the traffic generated by development activities in this area of Dover bordering Wyoming ends up using the main downtown roads in Wyoming. The Dover Comprehensive Plan designated future growth areas and some of the designated parcels the Town of Wyoming may also want to annex at some future date.

Wyoming and Kent County should continue to have discussions regarding the areas each jurisdiction envisions for future growth. At this time, some of the areas designated for long-term growth by Wyoming are just outside of Kent County's designated growth zone. The jurisdictions should continue to work with each other as these boundaries are amended in future years.

Additionally, the town should maintain a good dialogue with the Delaware Office of State Planning Coordination (OSPC) and the professional planner the OSPC has designated as the Kent County Circuit Rider Planner. The Circuit Rider can help the town with a variety of issues, including assisting the town in updating its zoning ordinance, providing assistance with identifying the appropriate contact persons within state or county departments, identifying funding sources for programs developed to assist the municipalities in Delaware, and providing direction on alternatives to locating data and information the town may need in its efforts to apply for loans and grants.

APPENDIX A. MAPS

- Map 1. Aerial View
- Map 2. Roads and Boundaries
- Map 3. Existing Land Use Within Town
- Map 4. Zoning
- Map 5. Future Land Use Plan Within Existing Town Boundaries
- Map 6. State Strategy Designation Within Study Area
- Map 7. Environmental Features
- Map 8. Future Growth Areas
- Map 9. Future Land Use Within Growth Areas