A plan to restore and revitalize our town.

Town of Hartly Comprehensive Plan

January 2016

hartly.delaware.gov

Prepared by:
Hartly Comprehensive Planning Commission

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TOWN, COUNTY, AND STATE OFFICIALS

Town of Hartly

President and Council	Christine Oldham, President Mark Maguire, Public Works Victoria Norris, Treasurer Suzanne Morris, Town Clerk Ray Morris, Commissioner
Planning Commission (2009)	Robert Weissenfluh Frank Ballek, Jr. Suzanne Dukes David Brown Joshua Norris Cynthia Swyka
Planning Commission (2015)	David Brown Deanna Jackson Suzanne Morris Amy Weissenfluh Robert Weissenfluh

Kent County Commissioners	P. Brooks Banta, President, 1st District Allan F. Angel, 3rd District Eric L. Buckson, 4th District Bradley S. Eaby, 2nd District Glen Howell, 6th District George W. Sweeney, 5th District Terry Pepper, Commissioner-at-large
County Administrator	Michael J. Petit de Mange
Director of Planning Services	Sarah Keifer, AICP

State of Delaware

Governor	The Honorable Jack Markell
Senate	The Honorable David Lawson, 15th District
House of Representatives	The Honorable Jeffrey Spiegelman, 11th District
Office of State Planning	Constance C. Holland, AICP, Director David L. Edgell, AICP, Circuit-Rider Planner Kent County

A MUNICIPAL COMPREHENSIVE DEVELOPMENT PLAN FOR HARTLY, DELAWARE
JANUARY 2016

INTRODUCTION

The Town of Hartly initiated the development of this Comprehensive Plan in December 2007. Beginning in 2009 the town experienced an influx of council resignations and over the next 5 years the Town of Hartly council was unable to form a quorum to conduct proper business. It was not until April 2015 that a full five (5) member functional town council was in place. This comprehensive plan, drafted in 2009 and reviewed/revised in 2015, is intended to provide the framework needed to bring back a small family oriented community with a plan to restore and revitalize the town.

This Comprehensive Plan serves as an official statement about current issues and the future of the town. First and foremost, the plan is a unified advisory document to the Council on land use and growth ideas. It should be used to guide future development decisions, re-zonings, annexations, and capital improvements throughout the town.

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 Hartly and its policies for future land use decisions. Potential new residents can use the document as an informational resource about the town, its characteristics and facilities. This document contains the most current information available on population, transportation, housing, employment and the environment.

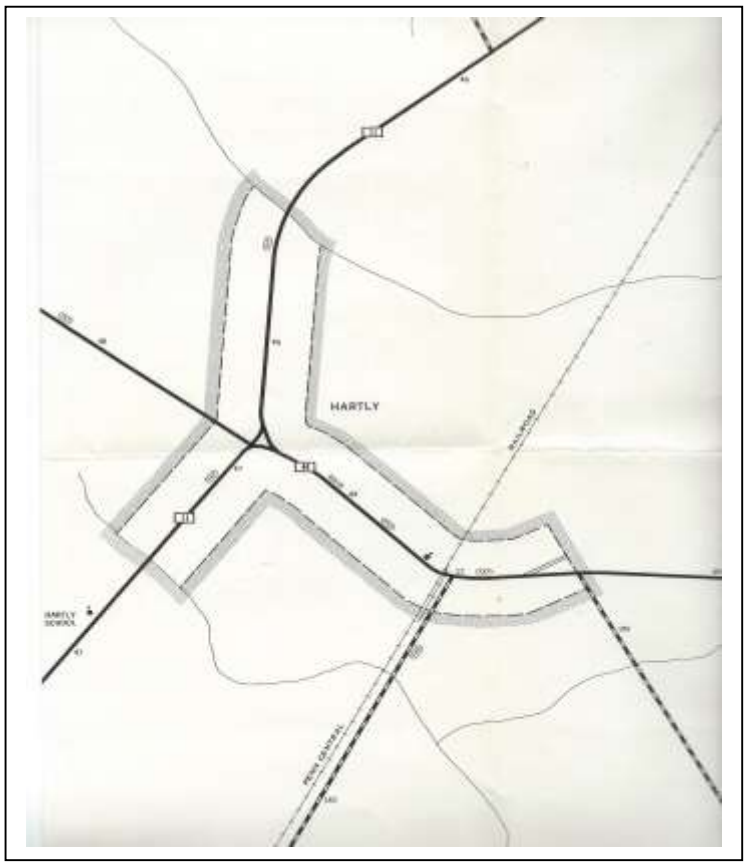
And lastly, the Hartly Comprehensive Plan is a legal document. The Delaware Code specifies that "…any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate." The code further specifies that, "after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

CHAPTER 1. BACKGROUND

1-1 The Authority to Plan

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

The municipal development strategy for small communities (such as Hartly) 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.)



Town of Hartly
Representing town limits and roadways

State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Hartly's municipal development strategy 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 Overview of the Community

1-2a Location

The Town of Hartly is arranged around Arthursville Road (RT #11), Main Street (a.k.a. Hartly Road or RT#44) runs west to Arthursville Road, and Everett's Corner Road (RT#44) runs east to Arthursville Road; forming Hartly's core intersection within town limits. The town limits encompass approximately 36 acres of land. Arthursville Road is approximate .43 miles in length and Main Street is approximately .41 miles in length. The town is located approximately 10 miles west of Dover, Delaware. To the north of Hartly is Kenton, to the south is Marydel.

1-2b History of the Town

In December of 1734, Thomas J. Scharf's "History of Delaware" states that Hartly is located three miles north of Marydel on a tract of land that was called "Proctors Purchase." On a survey dated 1872 by Surveyor William A. Atkinson, there was a marked stump of an old White Oak tree that was located near what is today the intersection of Main Street, Arthursville Road, and Everettes Corner Road. It was the corner marker for four tracts of land known as; "Jones Fancy," "Proctors Outlet," "Watery Plaines," and "Cornels (Colonels) Quarters." These were Maryland Land Grants under the Manor of Baltimore.

The Hawkins Chapel Church was built in 1840. The crossroads were then known as Hawkins Chapel or Hawkins Corner. According to the Beers Atlas, published in 1868 the name of the town at that time was Arthursville. When the Post Office was established in 1882 there were two houses, a store, a school, and a church. A railroad station was built around the same time. In 1883 the Hartly Hotel was built. It could accommodate twenty five guests. By this time the town name had been changed to Hartly for a Mr. Hart who had been a railroad employee that had much influence in getting the Hartly railroad station built.

By 1888, the town had one hundred and five residents. In 1916 – 1917 the West Dover Trust Company Bank was built by the farmers of West Dover Hundred. Through the years the Bank was rebuilt once and changed hands a few times before closing in 1979. During the late 1920's and 1930's there was a strawberry market, a large tomato market and grain business. Through the years there have been many other small and thriving businesses.

In 1926, the Hartly Volunteer Fire Company was formed after a firebug set nine fires in a two week time period. The town was virtually under marshal law while vigilantes searched for the firebug. The fires ended and the firebug was never caught however the Fire Company still exists to serve the surrounding community.

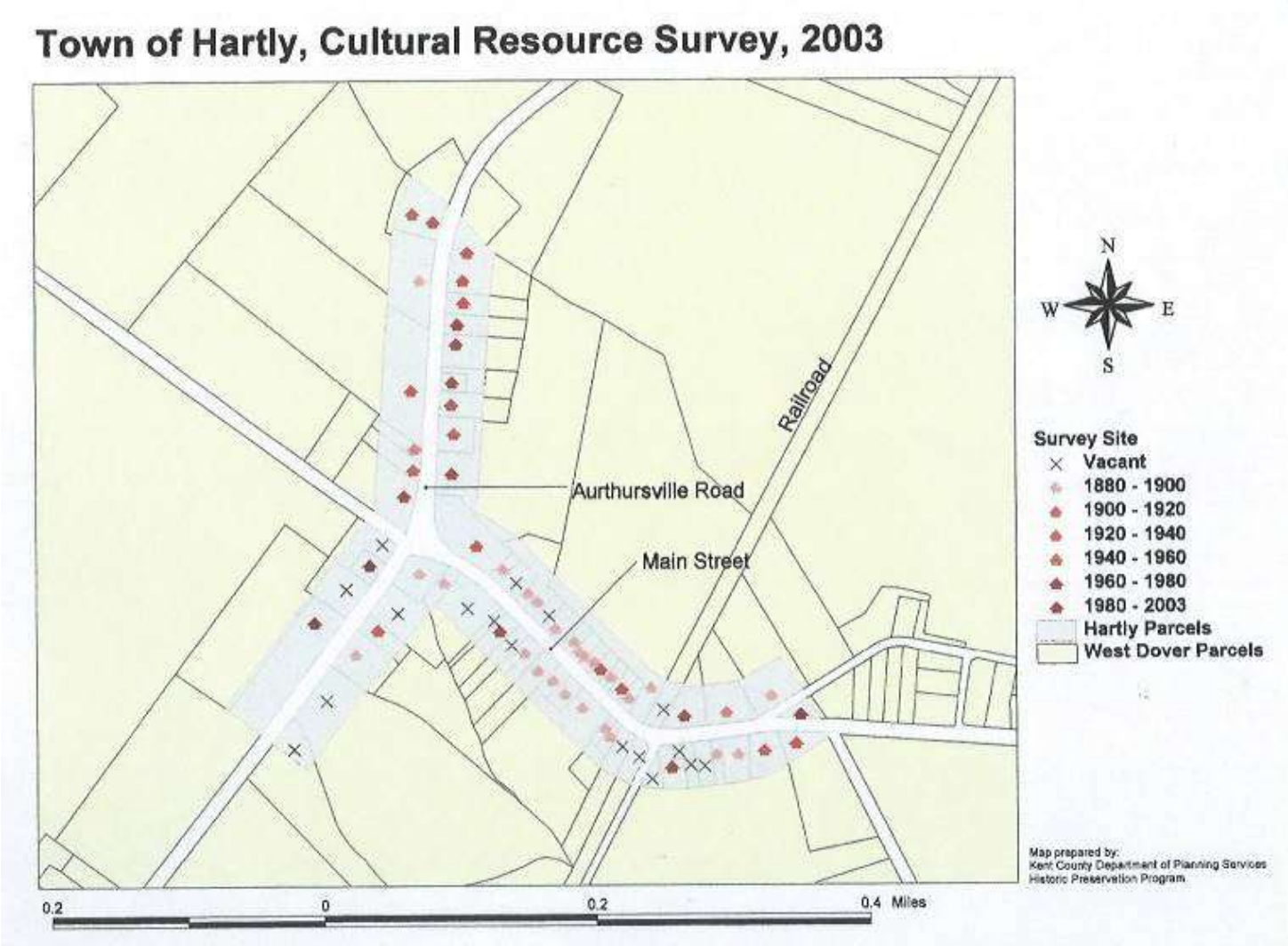
During World War II, the members of the Ground Observer Corps of Hartly were the first to construct their own observation post. The object was for spotters on duty 24 hours a day to scan the skies for enemy planes. They would telephone reports to the filter station in Baltimore.

As with many small towns, patterns of transportation have affected the historical development of the Town of Hartly. Businesses located in Hartly, as the popularity of the railroad increased, disappeared or changed hands as the railroad's importance was superseded by other modes of transportation. Today, Hartly is a small-town, largely residential where only a few businesses remain.

1-2c Historic Preservation features in the Town

Although there are no properties listed in the National Register of Historic Places within the Town or its proposed annexation area, in 2003 the Kent County Preservation Planner did a basic reconnaissance survey of the Town noting 43 structures and defining an area that might be eligible as a historic district. Research methods included both field survey research and primary and secondary source data research. The area of study for this reconnaissance-level survey included all extant structures within the town limits of Hartly built prior to 1955. Dates for structures were estimated through visual and stylistic clues

as well as tax assessment information. The map captured below, (obtained from the 2003 Cultural Resource Survey Report) titled Town of Hartly, Cultural Resource Survey, 2003 identifies structure locations and approximate time period of construction.



It would be advantageous for the Town to request an evaluation survey update to the existing survey to determine if individual buildings are eligible for the National Register. Eligible properties could benefit homeowners and business people to utilize historic tax credits for building rehabilitation and thus provide another avenue for encouraging the maintenance of buildings and maintain the small-town character that is encouraged throughout this plan.

1-3 Existing Land Uses

1-3a Land within Hartly (See Existing Land Use in the Appendix of Maps section)

The Comprehensive Planning Commission conducted a walking survey of existing land uses within Hartly and analyzed Kent County Tax Map IDs to determine property land use.

There are several land uses located in Hartly that are identified as Institutional on the Existing Land Use Map. The Hartly Methodist Church is located on the northeast corner of Main Street and Arthursville Road, as well as the church parking lot across Main Street. Hartly Volunteer Fire Company is located on the east side Arthursville Road next to the church property. A small 18' by 560' strip of land located to the northeast side of Hartly Elementary School is deeded to the Hartly Elementary School District. And lands running adjacent with the railroad tract are deeded to Maryland State Department of Transportation.

Diamond State Telephone maintains three properties within the town limits, those properties are identified as Utility on the Existing Land Use Map.

There are 9 properties identified as Commercial in town limits. There are two children learning centers, a feed/hardware store, two retail shops (available for rent or sale), a used car lot (for sale), a school bus service, a car repair shop (no longer in use) and the rental property on which the Hartly Post Office is located.

The remaining land use within town limits are Single Family, Multi-Family, and Vacant parcels. Most of the Single-Family and Multi-Family structures consist of older, one and two-story homes. There are several properties identified as Vacant on the Existing Land Use Map; these parcels are recorded with Kent County Recorder of Deeds as "vacant" for improvements and a class of "residential". The reason that the parcel in town limits is recorded as vacant is because actual building structures are split between Town and County lines, in some cases the front yard of the home is in town (i.e. Vacant) and the actual house structure is in Kent County (i.e. Improved), or in some cases vice versa. On the Aerial View map (see Appendix of Maps section) one can visually see these split parcels. It is for this reason that the Town Council should annex these split owner parcels. This is depicted in the Proposed Annexation and Usage Map (see Appendix of Maps).

The October 2015 the draft of "Strategies for State Policies and Spending" identifies Town of Hartly land, within town limits, as Investment level two (2) and level three (3) area. (See Map Strategies for State Policies and Spending in the Appendix of Maps section).

As described by the Strategies for State Policies and Spending:

- Investment level two (2) area has many diverse characteristics. These areas can be composed of less developed areas within municipalities, rapidly growing areas in the counties that have or will have public water and wastewater services and utilities, areas that are generally adjacent to or

near Investment Level 1 Areas, smaller towns and rural villages that should grow consistently with their historic character, and suburban areas with public water, wastewater, and utility services. These areas have been shown to be the most active portion of Delaware's developed landscape. They serve as transition areas between Level 1 and the state's more open, less populated areas. They generally contain a limited variety of housing types, predominantly detached single-family dwellings.

- Investment Level 3 Areas generally fall into two categories:
    - The first category covers lands that are in the long-term growth plans of counties or municipalities where development is not necessary to accommodate expected population growth during this five-year planning period (or longer). In these instances, development in Investment Level 3 may be least appropriate for new growth and development in the near term.
    - The second category includes lands that are adjacent to or intermingled with fast-growing areas within counties or municipalities that are otherwise categorized as Investment Levels 1 or 2. These lands are most often impacted by environmentally sensitive features, agricultural-preservation issues, or other infrastructure issues. In these instances, development and growth may be appropriate in the near term, but the resources on the site and in the surrounding area should be carefully considered and accommodated by state Agencies and local governments with land-use authority.

1-3b Adjacent Land Uses

Hartly is located in a rural area. The surrounding land uses are primarily residential and agricultural in nature. Residential uses in the form of single-family homes line the roads leading to and from the town, with much of the land still in agricultural production. Additionally, there is a strong presence of Amish community, their culture and religion must be respected and considered in future land uses.

All of the land surrounding Hartly is within the jurisdiction of Kent County. Both the Kent County Comprehensive Plan and the State Strategies for Policies and Spending designate the area surrounding Hartly as a predominantly rural area; investment level four (4) areas. Level 4 area is described as rural in nature, and are where the bulk of the state's open-space/natural areas and agricultural industry is located. These areas contain agribusiness activities, farm complexes, and small settlements. This designation in both planning documents indicates that no large-scale new infrastructure investments or development projects are anticipated in the vicinity of Hartly.

1-4 Public Participation

The Hartly Town Council established the town's first Planning Commission in December 2007 for the primary purpose of facilitating the development of the town's first Comprehensive Plan. IPA provided a training session in October 2007 to explain the basics of land use planning and the comprehensive planning process. In December 2007 the Planning Commission held its first meeting and began the development of the Town's vision for the future. In 2009 a draft plan was near completion. As

described in the introduction of this document, in 2015 the current Planning Commission was formed and began revision of the 2009 drafted plan.

To incorporate public input into the comprehensive plan a questionnaire was developed. The Comprehensive Plan Committee distributed the questionnaire to all town residents based on Hartly Town tax records. A total of 24 questionnaires, completed by town residents, were returned. Given the small number of properties in Hartly, this represents a 50% response rate, which is very high for a survey of this type. (Appendix A)

The questionnaire asked citizens a variety of planning questions and there was space for additional comments. Property maintenance and speeding through town were the most prevalently identified issues by citizens in the comments section of the questionnaire (Appendix B).

The Town of Hartly Planning Commission held public meetings to discuss drafts of the plan. The meeting was attended by members of the Planning Commission, Town Council, and members of the general public.

On November 30, 2015 the Hartly Town Comprehensive Plan was submitted to the State Planning Office via a Preliminary Land Use Service (PLUS) Application Review Request for review and comment. A PLUS Review was conducted on December 16, 2015. PLUS review comments were received on January 25th, 2016. The State Planning Office comments and suggestions were reviewed by the Planning Commission and updates and revisions incorporated into this document. The document was resubmitted to OSPC on May 13, 2016 for final review and certification.

1-5 Hartly's Planning Goals and Vision

The Town of Hartly is a very small community, based on Census 2010, a residential base of just 74. Through public participation, the community questionnaire, and planning committee research, the following goals and vision were developed for Hartly's future:

1-5a Planning Goals

- Preserve and restore Town of Hartly's traditional friendly small-town character and quality of life in ways that coordinate with Kent County zoning and growth projection.

- Encourage maintenance and conservation of the town's small-town character and appearance through revision and increased enforcement of property maintenance ordinances for existing and future structures.

- Encourage the redevelopment of vacant homes and parcels within the town boundaries.

- Evaluate and update all town land use and ordinances.

- Explore the feasibility of incorporating a trash removal district amongst the community.

- Improve the ability of pedestrians to safely move through the town by investigating best methods and practices for enforcing traffic laws, attending to sidewalk repair, as well as incorporate a "Safe Route to School" plan.

- Restore law and order in town by investigating feasibility of police patrol.

- Partner with local organizations to schedule social activities in town to maintain community spirit and increase civic engagement.

- Encourage a review of local area parcels for development of land for the use of park and open space needs for local area residents.

- Encourage annexation of current split town parcels and neighboring or near properties thus inspiring a slow, but steady growth for the Town of Hartly.

- Revise Comprehensive Land Use Plan and Zoning Ordinances and map to provide certainty to land use within the Town of Hartly, protect property values, and encourage proper use of land in the town in support of this plan.

- Encourage discussion with Kent County and State of Delaware offices regarding the potential for future commercial activity in the town.

- Review small parcels of land currently identified as commercially zoned area to determine whether the parcels are still practical for commercial activity.

- Coordinate with nearby municipalities, Kent County, and the state to mitigate the impacts of development of surrounding areas on the Town of Hartly, promoting the preservation of open space when possible.

1-5b A Vision for Hartly

Hartly is a small community that will maintain its small town character while allowing for modest growth and development that is consistent with a family oriented atmosphere and rural surroundings.

The Town currently relies on the Town Comprehensive Land Use Plan and Zoning Ordinance that was established in October 1981 and the Town Charter that was last amended on May 15, 1997 for guidance regarding growth and development. It is imperative that these documents be review and revised to reflect and be consistent with this comprehensive plan once adopted. This should be completed in the very near future in order to allow for modest growth and development in this 21st Century.

CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY

2-1 Town Governance

The Town of Hartly was founded in 1734. A five member Town Council governs the Town and elections are scheduled annually on the last Saturday in April. Members are elected for two-year staggered terms, with two council members elected in even years and three in the odd years. The minimum requirements for holding office are (a) a bona fide resident of the Town of Hartly for at least one year next preceding the annual election; (b) at least eighteen (18) years of age; (c) be non-delinquent in his town taxes to the extent subject to same; and (d) each of the qualifications for Town Commissioner shall be continuing qualifications to hold office and the failure of any Commissioner to have any of the qualifications required by this town charter during his term of office shall create a vacancy in the office.

Within a reasonable time following the election the Council must hold an organizational meeting to appoint a President, Treasurer, Town Clerk, Public Works/Building Inspector, and such other officers as may deem necessary. The Town Council minimally meets "quarterly" throughout the year; on the second Tuesday in February, May, August, and November. Three members of the Council must be present to constitute a quorum for conducting business.

In December 2007, the Town Council established the town's first Planning Commission. The Commission consists of town property owners and local residents within the Hartly zip code, 19953. The Commission was assembled for the initial task of coordinating the development of the town's first Comprehensive Plan. In 2009 a draft plan existed however was not fully executed at that time. In June 2015 the draft of the Comprehensive plan was resurrected and in August 2015 a new council was established to complete Hartly's Comprehensive Plan. The new Planning Commission consists of five town property owners.

The Town owns no buildings or land, and has no employees. Town meetings are conducted at the Hartly Volunteer Fire Company. The Town Council conducts town business and is responsible for issuing building and other project permits. Kent County Inspection maintains responsibility of actual building inspections. One of the purposes of this planning effort is to begin the process of updating the land use regulations and ordinances for the town.

2-2 Demographics, Future Population, and Housing Growth

This section outlines data on population, demography, and housing in Hartly and the surrounding areas. Where appropriate, comparisons are also made to Kent County and the State of Delaware.

2-2a Population and Housing

This section contains information about Hartly derived from the United States Census. In the United States Census, which is intended to be a count of all persons, there are undoubtedly errors, omissions, and over/under counts. Population estimates and projections for small areas, such as Hartly and the surrounding areas are notoriously difficult to devise. While it may be possible to get reasonably accurate representations of a state or county, in areas the size of Hartly, small errors or omissions can

have a significant impact on the results. In Hartly, the extremely small population makes these figures particularly unreliable. However, it is useful to compare Hartly with similar data at the State and County level in order to illustrate trends. This section has been included for this purpose.

A review of information collected from the United States Census indicates that from 1990 to 2010 the population in Delaware and Kent County steadily increased. The population in Hartly has an overall decrease:

	1990	2000	2010
Hartly	107	78	74
Kent County	110,993	126,697	162,344
State of Delaware	666,168	783,168	897,934

2-2b Population Projections

Population projections for areas as small as the Town of Hartly are extremely difficult to calculate with any degree of accuracy. It is important to note that a single large project could have a significant impact on the town's rate of growth.

There has been one housing unit constructed in town limits in the past 20 years. That housing unit replaced an existing dilapidated home, thus posing no growth. In early 2008 there was building plans established for a small business strip to be built at the intersection of Rt 11 and Rt 44 however that construction fell through and to date has not come to futurition. The run-down condition of many homes within town limits will hinder growth potential for the town. A concentration on improving the town's appearance and annexation of neighboring parcels will enhance the future population of the town.

2-2c Position on Population and Housing Growth

Hartly is a small town located within a mostly agricultural area of Kent County. The Town's position on population and housing growth is to encourage the redevelopment, restoration and/or repair of existing homes, encourage construction of new homes on existing empty lots within town limits, and entertain housing growth on neighboring lots and neighboring properties for annexation. Additionally the town would welcome interests of small commercial business that would fit with the town's family atmosphere.

2-2d Racial Composition

The table below details the racial and ethnic composition of the Town of Hartly as compared to Kent County and the State of Delaware. Hartly is less racially diverse than Kent County and the State as a whole. As noted in section 2-2b, due to the extremely small size of the population of Hartly, it only takes a few individuals to produce a large statistical impact on the Hartly composition; for example a family of four (4) represents 5.5% of Hartly's population.

Racial Composition of Hartly, Kent County and Delaware

Race	Hartly			Kent County			Delaware		
	1990	**2000**	**2010**	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**
White	99.0%	91.0%	97%	79.0%	73.0%	67.8	80.0%	75.0%	68.9
Black	1.0%	3.8%	0%	19.0%	21.0%	24.0	17.0%	19.0%	21.4
Other	0.0%	1.3%	3%	2.0%	6.0%	8.2	3.0%	6.0%	9.7

Source: US Census

2-2e Age Profile

Town of Hartly	1990	%	2000	%	2010	%
Under 5 years	13	12.2 %	7	8.9 %	4	5.4%
5 – 17 years	16	14.9 %	20	25.6 %	12	16.2%
18 – 20 years	2	1.9 %	5	6.4 %	4	5.4%
21 – 24 years	1	1.0 %	2	2.6 %	4	5.4%
25 – 44 years	43	40.2 %	31	39.7 %	20	27.0%
45 – 54 years	6	5.6 %	8	10.3 %	16	21.6%
55 – 59 years	7	6.5 %	2	2.6 %	3	4.0%
60 – 64 years	3	2.8 %	1	1.3 %	5	6.8%
65 – 74 years	9	8.4 %	1	1.3 %	4	5.4%
75 – 84 years	4	3.7 %	1	1.3 %	1	1.4%
85 year and over	3	2.8 %	0	0 %	1	1.4%
	107		78		74	

Hartly currently maintains an Adult population (21 – 54) if 54.1%. In 2010, school age children (ages 5-20) accounted for 27% of the population. The 2010 Census indicates that the youth population decreased over the past decade in Hartly. The 2010 Census indicated only 18.9% of the town of Hartly population is over the age of 55. Census 2010 indicates that the median age of a resident of Hartly is 38.3 years.

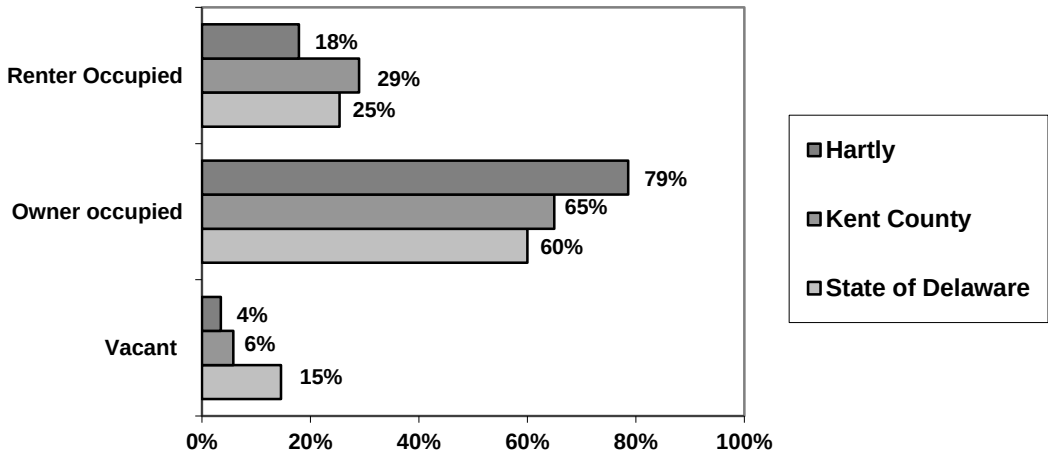
2-2f Housing

This section describes Hartly's housing stock. According to the US Census, from 1990 to 2000 there was a net loss of 16 dwelling units in Hartly, a decrease of 34%. This was in contrast to the growth rate of housing in Kent County (34%) and that of the State (18%). This change is somewhat consistent with the decrease in population that Hartly has experienced in the last decade. However, it should be noted that due to the extremely small population size the US Census results for Hartly are likely to be highly variable and inaccurate. The Town of Hartly Comprehensive Committee conducted a walking survey and identified 37 housing units in town limits. This represents a net loss of 10 dwellings since 1990, a 21% decrease.

	1990 (USCensus)	2000 (USCensus)	2010 (Actual count)
Hartly Housing Units	47	31	37

The Chart below compares the proportion of vacant units, owner-occupied units, and renter occupied units found in Hartly with those in Kent County and the State. As seen from the chart below, Hartly fares quite well, with fewer renters and more owners in housing than in Kent County and Delaware.

Ownership and Vacancy Rates for Hartly, Kent County, and Delaware



Source: US Census

2-3 Future Land Use

The Town of Hartly contains residential and commercial land uses as described in Section 1-3.

2-3a Residential Land Uses (See Future Land Use Map)

The majority of the town is designated residential land use. It is the intent of the town that these areas will remain as single and multi- family homes. Here are some general policies that will guide land uses in Hartly:

- The preservation and rehabilitation of existing homes in Hartly is encouraged and ordinances should be updated and created in order to encourage and insure homes are maintained.

- Modular homes are acceptable in town to meet the need for affordable housing, but they should be designed and placed in a way that resembles a single family home.

- Ordinances and land use regulations should specify that manufactured homes must be installed on foundations.

- Encourage development of vacant parcels that will improve and inspire home ownership in the Town of Hartly.

2-3b Commercial Land Uses

There are several commercial properties located in Hartly, and they are scattered throughout the town. The intent of the town is to allow and encourage general commercial businesses that are consistent with the nature of a small family oriented town (See Future Land Use in the Appendix of Maps section)

The Town of Hartly recognizes that two of the primary limitations to future commercial growth either inside or outside of the town is water capacity (which is described below in Section 2-5a) and capacity of the Kent County Public Works sewer. Commercial entities interested in the area must insure that well water will suffice for the business, as a public water system is not a project that the town would initiate in the next 10 years. Interested commercial entities must also work with the Kent County Public Works to insure sewer capacity is available.

Here are some general policies that will guide commercial land uses in Hartly:

- Existing commercial uses will be allowed to continue to operate.

- The two large vacant lots located at the intersection of Arthursville, Everett's Corner and Main Street will be encouraged to convert to Commercial properties.

- Two of the properties identified as commercial that are located between Arthursville and Slaughter Station Road are currently being used as residential however it is encouraged that the deed to those properties be converted to a classification of residential use. The remaining two commercial properties located on this stretch will be encouraged to convert from commercial to residential mainly due to the limited parking available.

- It is desirable to promote retail, service, and office uses that provide needed goods and services and jobs to the town.

2-3c Institutional Land Uses

There are a number of Institutional land uses in town that serve the community. It is the intent of the town to encourage their continued operation and role in the community. These uses include the Hartly Volunteer Fire Company and Hartly Methodist Church. Here are some general policies that will guide community land uses in Hartly:

- The existing institutional land uses will be encouraged to continue their roles in the community, and be allowed to grow and expand in a reasonable fashion that is consistent with the character of Hartly.

2-3d Natural Features

Within and adjacent to Hartly town limits, Hartly has a few wooded patches and two tax ditches which run to small ponds. There are a few open field areas, as well as forests retaking land cleared for sewer installation. This rural setting has clean air and is an excellent ground water recharge area. (See Map Environmental Features in the Appendix of Maps section)

Main Street in Hartly is currently a mixture of many different land uses, which is the typical land use pattern for a small town. It is the desire of Hartly to promote this mixture of uses by designating the properties fronting along Main Street as the "Main Street" district. Residential, commercial, and community land uses are all acceptable as long as they are compatible with the scale and character of the town and do not negatively impact the town. Here are some general policies that will guide the Main Street district uses:

- The existing land uses along Main Street are expected to remain and property owners should be encouraged to revitalize their buildings and improve their residency in a way that is consistent with the character of the town.

- Current small Main Street property parcels located between Arthursville Road and Slaughter Station Road identified as commercial should be reviewed to determine if these small parcels downtown should remain "commercial" as parking is limited to the street.

2-4 Growth and Annexation

2-4a Growth inside Hartly

There is potential growth inside the Town of Hartly town limits. Growth through the rebuilding of infrastructure to fit updated building standards would be encouraged.

2-4b Annexation (Map – Town of Hartly, Delaware – Proposed Annexation and Usage)

The immediate goal for Hartly annexation is to annex parcels that are split between Hartly town limits and Kent County, as well as annex other properties adjacent to town. The split properties are already established, hence water and sewer already exist for these properties. The larger annexation areas depicted on the south side of Main Street on the Proposed Annexation and Usage map should be considered Agriculture/Residential Use; again these properties are already established with infrastructure hence they have established water and sewer services.

There is a large 13.5 acre wooded area depicted on the north side of Main Street proposed for annexation, see Map Proposed Annexation and Usage (Appendix of Maps section). This large wooded area has been cited for its wild life and documented occurrences of rare species. The property, currently privately owned, would be proposed annexed as a Park and Open Space area. While maintaining the wildlife, native plant habitat, and forestry the intention would be to incorporate nature and bike trails; an

area for picnicking; and a small playground section. The Gravelly Run Tax Ditch is mapped within this acreage and tax ditch rights-of-way should be protected from development encroachment in order to allow for the routine maintenance required. Therefore, it is imperative that prior to annexation efforts of this property, a feasibility study must be coordinated between town council, Kent County Officials and many State of Delaware offices; such as DNREC, DelDOT, State Planning Office, Parks and Recreation, as well as seeking Grant Funding for purchase and development.

2-5 Public Utilities and Services

2-5a Water System

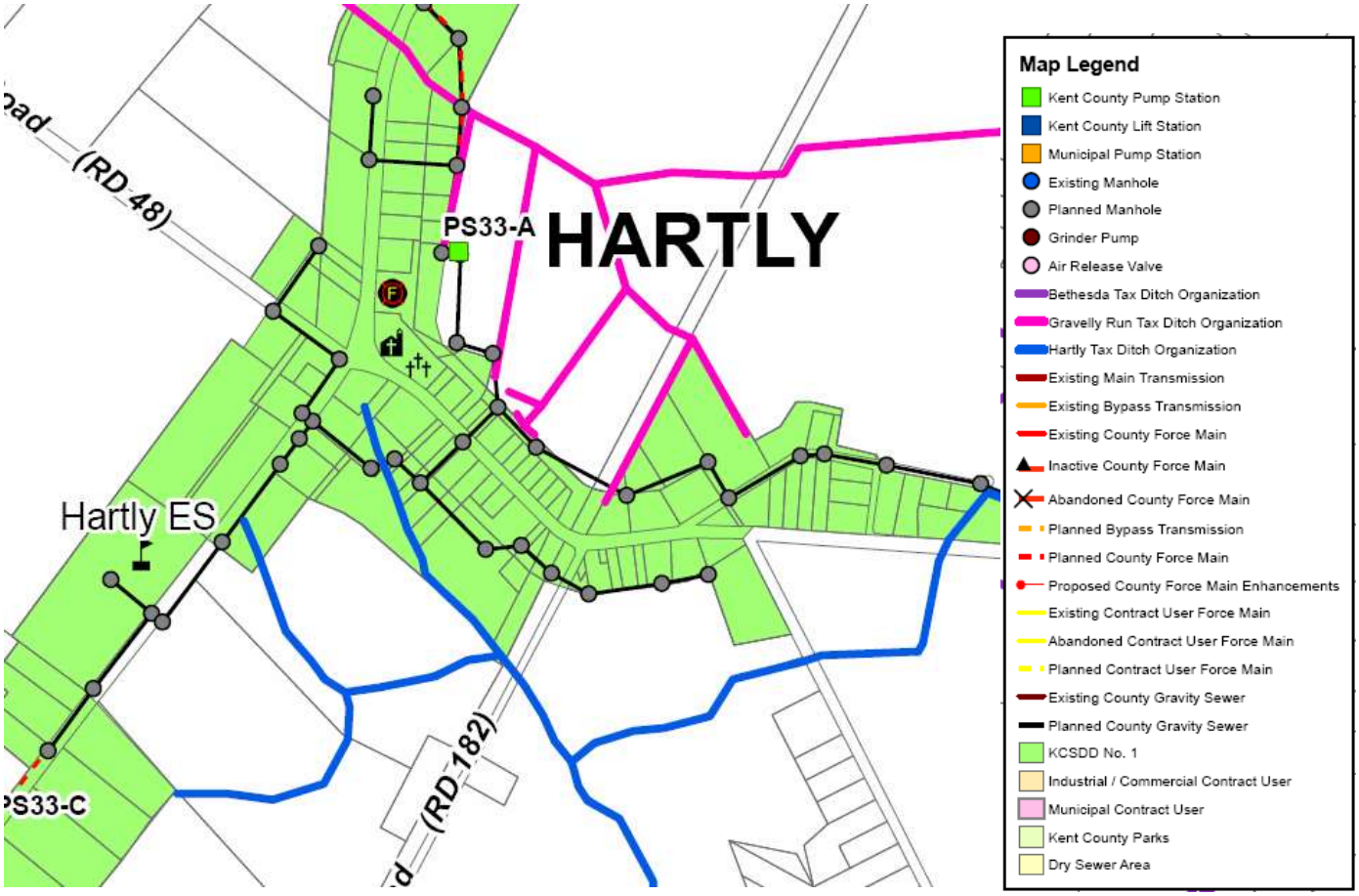
There is no public water system in the town. Water supply in the town is currently provided by individual wells located on each property. Domestic wells in the area are normally shallow, in the 60 - 70 foot range, and draw from the Columbia aquifer. The Columbia aquifer is a surface aquifer potentially subject to contamination from the high density of individual septic systems that were in place prior to the Kent County sewer system installation. All permits and water allocations are under the jurisdiction of The Delaware Department of Natural Resources and Environmental Control (DNREC).

Fire protection water in the Hartly area is provided by fire service tankers and one hydrant.

During the public participation process and community meetings, the need for a public water system was discussed but it was not identified as an issue or concern. However, those who answered a question about the need for public water all considered it an important or extremely important issue for the town to address in the future.

2-5b Wastewater Treatment System

The Town of Hartly and surrounding areas are served by Kent County Public Works sewer service (see capture of Public Works Sewer Service below). The Hartly area sewer expansion project began in 2007 was completed in 2012. The Hartly Area Sewer Expansion Project eliminated failing septic systems and now provides sewer service for the Town of Hartly, Forest Grove Mobile Home Park, Rehak Subdivision, Hartly Mobile Home Park, Oak Forest Estates, and some properties along Arthursville Road, North Street, Myers Drive and Burris Road. The project provided wastewater collection and conveyance to the Kent County Wastewater Facility near Frederica via the existing County infrastructure in Kenton. Kent County Public Works manages and maintains this sewer service. Town Council has discussed sewer expansion/capacity with Kent County Public Works they have indicated they would need to review sewer expansion on a case by case basis. However it is worthy to note that the majority of property identified as annexation already maintains sewer (or individual septic) and water infrastructure. Town Council is currently working with Kent County Division Directors to establish a Method of Understanding and expect to have that completed by end of year 2016.



2-5c Solid-Waste Disposal

Refuse collection services are the responsibility of each individual property owner. Residents and businesses in Hartly arrange collection through one of several private companies operating in the area.

2-5d Storm water Management

Storm water management is an issue for many towns, especially small towns like Hartly that may not have a well-defined storm water management infrastructure. Most of the town's storm water runoff is collected in strategically located catch basins. Rainfall is transported to the catch basins by storm sewers. The storm water system is separate from the sewage-collection system. All new development must meet Kent County Conservation District standards for storm water management and must meet the approval of the Kent Conservation District.

2-5e Tax Ditches (See Map Environmental Features in the Appendix of Maps section)

There are currently two Tax Ditch Organizations within the Town boundary, Gravelly Run Tax Ditch and Hartly tax Ditch. During rain events the Town and surrounding areas rely on the conveyance of storm water through these ditches.

2-5f Plan Recommendations, Public Utilities and Services

- Discuss neighboring local government desire and need for a public water system. When and if a collaborative effort is found, determined a path forward for a public water system.
- Continue working with the Kent County Public Works to manage and maintain the sewer service, institute an official MOU regarding the management thereof.
- Explore the feasibility of incorporating a trash removal district amongst the community.
- Incorporate language into Land Use Planning and Zoning that ensures any new development must coordinate and obtain approval of site plans with Kent County Conservation District.
- Upon revision of Comprehensive Land Use Plan and Zoning Ordinance, institute rights-of way for existing tax ditches, protecting them from development encroachment to allow for routine maintenance and periodic reconstruction. Prohibit the placement of permanent obstructions within tax ditch rights-of-way.

2-6 Community Services and Facilities

2-6a Police

Police services are provided, 24-hours a day, to Hartly when needed through the Delaware State Police. The town does not currently contract with the state police for additional patrol services beyond emergency response. During the public participation process and those who answered a question about the need for Police presence in town all considered it an important or extremely important issue for the town to address; it was noted that speeding, parking, and town security were top concerns.

2-6b Fire and Ambulance Emergency Services

The Hartly Volunteer Fire Company (HVFC) provides both fire protection and emergency medical service for the residents of Hartly and surrounding area. Even though the town of Hartly is rather small, the fire district is actually fairly large, 55 square miles. Sharing boarders with Camden (Sta. 41), Cheswold (Sta. 43), Clayton (Sta. 45), Dover (Sta. 46), Marydel (Sta. 56), and Sudlersville MD (Queen Anne's County Sta. 6). HVFC runs around 200 fire alarms a year while the ambulance is constantly busy running 600-700 emergencies a year. Hartly Volunteer Fire Co currently consists of:

Two engines (51-3 and 51-5)
Heavy Duty Rescue 51-6
Tanker 51
Telesquirt 51-7
Two brush trucks (51-0 and 51-9)
Three ambulances (A, B, and C-51)

A van (51-8)
Light and air unit (Light and Air 51)
Decontamination trailer
Antique Engine (51-4) as a parade piece

There are over 100 personnel associated with HVFC. In addition, HVFC employees Emergency Medical Technicians (EMT) to provide response to emergencies; as well as there are several volunteer EMT's that respond to emergency situations during the off hours of the employed EMT.

2-6c Other Emergency Medical Services

Kent County Emergency Parmedic Medical Service provides emergency medical services that are above and beyond the expertise of HVFC EMT personnel. There are three paramedic stations in Kent County located in Dover, Smyrna, and Harrington.

2-6d Education and Library Facilities

The Town of Hartly is located in the Capital School District. Hartly Elementary School is located at 2617 Arthursville Road, just outside the Town of Hartly town limits. The elementary school serves approximately 400 students in kindergarten through fourth grade. In the areas of reading, writing, math, science and social studies; students consistently score above the state averages on the Delaware Student Testing Program.

The Kent County Public Library offers free services to the residents of Kent County. The library is located at 497 South Red Haven Lane, Dover Delaware, just off of US Route 13 and north of Woodside, Delaware. The Kent County Library also operates a mobile unit. The bookmobile visits the Town of Hartly one day a week. It parks in the Hartly United Methodist Church parking lot on Main Street. This schedule is subject to change but can be verified by contacting the Kent County Public Library

2-6e Senior Services

No senior services are available in Hartly; however, there are resources for seniors outside of the town. The Mamie A. Warren Senior Center, Inc. is located at 1775 Wheatley's Pond Road, Smyrna, Delaware; 7 miles from town. Delaware's largest multi-purpose Senior Center, Modern Maturity Center is located at 1121 Forrest Ave, Dover Delaware; 9 miles east from town. The town is also serviced by Meals on Wheels and paratransit bus services.

2-6f Health Care

There are no health care facilities located within Hartly. The Bay Health Medical Center in Dover is the closest hospital that provides health care to Hartly residents. There are multiple Urgent Emergency Care facilities located in both the Smyrna and Dover area as well.

2-6g Postal Service

Hartly has a post office in town. Town residents receive mail via a post office box. The surrounding area receives mail via route delivery from the Hartly U. S. Postal Service. The postal code for Hartly is 19953.

2-6h Parks and Recreation

There are no public developed parks within or near the town.

During the public participation process and community meetings, the desire for a public park and/or recreation area was discussed. With many children and young adults in and near the Town of Hartly a public park would be beneficial to the community. Nearly 22% of Hartly residents are under the age of 17 and a public area for children to congregate would be beneficial to the community.

Additionally, in August of 2011, the Delaware Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information and trends on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2013-2018 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities and needs within county and municipal comprehensive plans. For the purpose of refining data and research findings, Delaware was divided into five planning regions. The Town of Hartly is located within SCORP Planning Region 3. When looking at the findings from the 2011 telephone survey, it is apparent that Delawareans place a big importance on outdoor recreation. Statewide, 93% of Delawarean residents indicated that outdoor recreation had some importance in their lives, while 67% said it was very important to them personally. These findings are very close to the results of the same question asked in the 2008 public opinion telephone survey, indicating a continued demand for outdoor recreation opportunities throughout the State. Placing high importance on outdoor recreation resonates throughout the five SCORP regions. In Region 3 (Kent County), 63% said it was very important to them personally.

2-7 Transportation

2-7a Regional Transportation

The main routes that serve the town are under the jurisdiction of the State, through the Delaware Department of Transportation. Route 44, also know as Main Street, runs in an east/west direction and is one of the primary roads through town. Route 44/Main Street intersects with Route 11 (Arthursville Road), the other primary road through town. Arthursville Road runs in a north/south direction.

2-7b Local Roads

The Town of Hartly consists of 2 roads, Main Street and Arthursville Road; as well as a small portion of Everett's Corner Slaughter Station Road and North Street. DelDot provides maintenance, snow removal and cleaning for all the roads.

2-7c Transit

There are no regular state-operated DART bus routes passing through or near the town. As in all of Delaware, para-transit service is available through DART, for a nominal fee, by reservation to eligible elderly and disabled residents.

2-7d Railroad

There is currently no station or other active rail facilities in the town. The State of Maryland Department of Transportation is the recorded deed owner of properties located adjacent to Slaughter Station Road, crossing Main Street, next to the rail line indicated on the Transportation Network Map (see Appendix of Maps section). The rails crossing Main Street have been removed by the State of Maryland Department of Transportation and the railway that runs between Marydel, Delaware and Kenton, Delaware have not been in use for decades.

2-7e Traffic and Parking Issues

Both Rt 44 and Rt 11 are frequently used as a connection (by commercial tractor trailer) between main corridors and for local deliveries. The majority of town and surrounding area residents are employed in other municipalities. Dover, a 20 minute drive east on Rt 44; Wilmington, a 60 minute drive north on Rt 11; Annapolis Maryland, a 60 minute drive west on Rt 11, all bear the burden of commuters because there is no public transportation faculties available in or near the town. Also, many homeowners use street parking for their personal vehicles. However, Main Street is narrow and at times is cause for caution when traveling it; especially when passing by a tractor trailer or wide load vehicle. Arthursville Road is slightly wider and does not have the same width issues that are regularly encountered on Main Street.

There is a distinct feeling among residents that people travel too fast on both Main Street (Rt 44) and Arthursville Road (Rt11). There have been several accidents due to high speed travel at the curve on Main Street where it intersect with Slaughter Station Road. Most recent accidents were the cause of the house located directly in the curve's path to be condemned because the vehicle accident knocked it off of its foundation. The house is no longer there and the homeowners have moved from the area. They suffered a great loss of real estate property due to the situation.

Additionally, town residents often reported that at the intersection of Rt 11 and Rt 44 (currently a 4-way stop with flashing caution light) traffic continually disobeys the stop and use excessive speed. The Hartly Elementary School is located directly outside town limits on Arthursville Road.

The town does not have a police department and is dependent on the Delaware State Police to patrol the area in regards to enforcement of the speed and proper stopping.

2-7f Pedestrian Safety Issues

The town has two children learning centers within town limits, as well as 21.6% of its population is under the age of 18. The sidewalks along Main Street are in really poor shape, and most challenging is that the intersection of Hartly Rd and Arthursville Rd has no curb ramps or marked crosswalks. Pedestrian Coordinator and Safe Routes to School Coordinator with DelDOT has been consulted and suggested the town submit a letter of interest to the Transportation Alternatives Program (TAP) manager to initiate a TAP sidewalk project. Town Council has contacted the TAP coordinator and a Project has been initiated to address all sidewalks within town limits.

2-7g Recommendations, Transportation

When considering current and potential transportation issues the Town must have a clear idea of where improvements and additional evaluation need to be made. Some potential solutions that the Town should consider and review are:

- Work with State Legislature Officials, Dover Kent County MPO, DelDOT, and other State Agencies to conduct a surveillance of traffic and traffic patterns to document and support town resident's sense of traffic violations.

- Based on documented surveillance, work with State Legislature Officials, Dover Kent County MPO, and State Agencies to pursue an enforcement plan.

- Determine best method of enforcement; i.e. hire off duty State Police officers to enforce traffic laws in town limits; contract with other small towns' law enforcement.

- Consider pros and cons of installing digital speed limit alert traffic signs on both Main Street and Arthursville Road.

- Review current approaching speed limit signage and work with Kent County , Dover Kent County MPO, and State government to determine if existing signage is appropriately placed for incoming traffic.

- Research other options for clearly identifying the speed limits and stop signs to incoming traffic.

- Review and discuss the potential for a round-a-bout at the intersection of Slaughter Station road and Main Street.

- Pursue the ability to eliminate Tractor Trailer/Commercial vehicles traveling down Rt 44 between Rt 8 and Rt 11 (except for local deliveries).

- Improve the ability of pedestrians to safely move through the town by investigating best methods and practices for enforcing traffic laws, attending to sidewalk repair, as well as incorporate a "Safe Route to School" plan. Continue to work with DelDOT regarding the TAP sidewalk project.

2-8 Community Character and Design

2-8a Context

The town of Hartly is arranged around Arthursville Road (RT #11) that runs north-to-south, Main Street (a.k.a. Hartly Road, RT#44) runs west to Arthursville Road, and Everetts Corner Road (RT#44) runs east to Arthursville Road; forming Hartly core intersection within town limits. The town is located approximately 10 miles west of Dover, Delaware; to the north of Hartly is Kenton; to the south is Marydel. Hartly is very typical of the many "railroad" towns in the western parts of Kent and Sussex Counties that grew in association with the rail line in the late 1800s and early 1900's. It was in April of 1982 the last train run was made. Hartly has a further distinction as being the smallest of Delaware's small towns, with a population of only 74 persons in the year 2010. The town truly has a small town atmosphere that the residents value.

2-8b Land Use and Design

The land use within the town limits is residential and commercial. The town is also surrounded largely by agricultural, forestry, and open space uses.

The majority of the houses in town limits are of the single-family, detached variety. They are typically on smaller lots than modern homes. A few residents have purchased adjacent properties to enlarge the footprint of their residency. Additionally, a few property parcels are split up, meaning part of the residency is in town limits and part in Kent County. Most homes and buildings along Main Street have small setbacks from the street. There are a few homes in a dilapidated state that must be addressed.

Many of the commercially zoned properties within Hartly's town limits are now empty lots or vacated structures. Several of the commercial properties are in need of major repair. At various times throughout the years, the Town of Hartly was home to a small market/sub shop, bank, car sales/repair shop, video store, and small tavern.

Currently Hartly's land use and zoning ordinance/code is very outdated; leaving the town somewhat vulnerable.

2-8c Recommendations, Community Character

- Preserve the Small Town's Family Atmosphere. Hartly should protect its small town footprint by limiting annexation of properties to encompass split properties and/or neighboring properties to the current Town of Hartly limits. Additionally the town must take into consideration a balance between commercial and residential zoned properties.

- Redefine Zoning for Properties within Town limits. Currently there are some properties zoned as commercial that are now being used strictly as residential. It may be advantageous for the town to perform a comprehensive rezoning opportunity for residents to define their current zoning need.

- Explore Community Parks and Recreation opportunities. Over 50% of Hartly town residents have children under the age of 18 residing in their household. The nearest community playground park is approximately 13 miles east of Hartly. A small recreational/picnic type (pet-friendly) park for children and families to visit would help to provide a safe place for them to play.

- Encourage Family-like Commercial Development. The town should encourage any new construction to be family oriented and small community type commerce.

- Encourage maintenance and conservation of the town's small-town character and appearance through revision and increased enforcement of property maintenance ordinances for existing and future structures.

- Encourage the redevelopment of vacant homes and parcels within the town boundaries.

2-9 Redevelopment

2-9a Redevelopment Potential

A new Ruritan Club has been chartered in the town of Hartly. Ruritan's primary focus is on building stronger communities. The new club will focus on fellowship, good will, and community service while working to help revitalize our community. The Town should embrace and welcome the Ruritan Club to the area and work with them to promote a strong community and facilitate community events.

Although the majority of houses in Hartly are fairly maintained, there are three or more residential properties in the town that are in extremely poor condition and in need of repair and maintenance. For the benefit of all of the town's residents, steps should be taken to redevelop these blighted properties. The redevelopment will improve the aesthetic appeal of the town, and has the potential to improve property values throughout Hartly, thus attracting new residents. The town needs to remain cognizant of property maintenance issues because older homes, which make up most of the housing stock in Hartly, often have more maintenance issues than newer homes.

It is advisable for town council to enter into agreement (MOU) with Kent County Code regarding building inspection and code enforcement.

2-9b Recommendations, Redevelopment

- Code Enforcement. The town should update and develop code enforcement plans to ensure that housing is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Hartly's size it is unlikely that a full time enforcement officer is needed or could be funded by the town. Hartly should explore other options, such as developing a MOU with Kent County for enforcement in the town.

- Assist homeowners with maintenance and repair. Some homeowners may lack the expertise or resources needed to properly maintain their homes. The following list includes ideas for how the town could become proactive in assisting residents with repair and maintenance issues for older homes:

    - Start a library of information on the repair and upkeep of older home.
    - Keep a list of reliable registered contractors that citizens may use for home improvement.
    - Explore the feasibility of publishing and distributing a brochure to all homeowners explaining the Ordinance requirements for maintenance and listing resources for help
    - Develop a mechanism to publicly recognize well-maintained and newly fixed-up properties.
    - Promote and publicize existing state and county resources for repair and redevelopment of housing. Most of these programs are intended to either preserve historic housing or assist low to moderate income citizens.
    - Advise homeowners and business people of availability to utilize historic tax credits for building rehabilitation on historical structure identified in the 2003 Cultural Resource Survey.

- Take steps to redevelop vacant properties. The town could make it a priority to redevelop the few vacant properties that are in the worst condition. These steps might include working with absentee property owners on code enforcement, acquiring the properties through condemnation and repairing or demolishing them, or actively seeking new owners who would want to repair or replace the structures. Due to Hartly's small size it will certainly be necessary to solicit assistance from other groups. Potential partners in this sort of effort include the Community Development Block Grant program administered by the County, realtors and developers interested in preservation, or non-profit housing groups.

Chapter 3 Implementation

This Town of Hartly Comprehensive Plan represents many years of effort from two different Comprehensive Plan committees, the Town of Hartly council, Hartly residents, as well as consultation from Kent County Delaware and State of Delaware government representatives. The committee believes this is a starting point for the Town of Hartly to begin the process for revitalizing the town. However, it is obvious that many of the issues addressed and recommendations made in this planning document are unattainable by the town council alone. It will take considerable efforts and cooperation from town residents, local organizations, Kent County, and the State of Delaware to accomplish the many recommendations within this document.

The remainder of this chapter will recount the plan's recommendations and suggest avenues for intergovernmental coordination and implementation.

3-1 Recommendations and Coordinated Actions

Immediately upon acceptance of this Comprehensive Plan:

- Town Council should encourage maintenance and conservation of the town's small-town character and appearance through revision and increased enforcement of property maintenance ordinances for existing and future structures.
- Town Council must evaluate and update the Town Comprehensive Land Use Plan and Zoning Ordinance; review and work with other local governments to determine best practices and enforcement.
- Town Council should work with Kent County, Dover Kent County MPO, and State government officials to improve the ability of pedestrians to safely move through the town by investigating best methods and practices for enforcing traffic laws, attending to sidewalk repair, as well as incorporate a "Safe Route to School" plan.
- Town council must continue to work with Kent County Public Works to manage and maintain the sewer service that runs through town by establishing an official MOU and incorporate inspection and code enforcement into the MOU.
- Town Council should partner with local organizations to schedule social activities in town to maintain community spirit and increase civic engagement.

In the Short Term:

- Town Council to work with town residents to preserve and restore Town of Hartly's traditional friendly small-town character and quality of life, coordinate efforts with Kent County zoning and growth projection.
- Town Council should work with local governments and law enforcement to determine best practices in restoring law and order in town; investigate feasibility of police patrol.
- Town Council should review and revise the Town Charter to incorporate any changes needed to be consistent with this comprehensive plan.
- Town Council should partner with the new local Ruritan Club to promote community involvement and events.

In the Long Term and ongoing efforts:

- Town Council should work with local governments to explore how they regulate and determine best practice for incorporating a trash removal district amongst the community.
- Town Council to work with residents to encourage the redevelopment of vacant homes and parcels within the town boundaries.
- Town Council should work with town property owners and Kent County government to review local area parcels for the possibility of development of land for the use of Parks and Open Space for recreational needs for local area residents.
- Town Council should work with residents and Kent County to annex current split town parcels and neighboring or near properties.
- Town Council must work with potential commercial interest groups to encourage proper commercial activity in the town; this would include working with Kent County and State of Delaware agencies to insure plans adhere to all governing agency regulations.
- Coordinate with nearby municipalities, Kent County, and the state to mitigate the impacts of development of surrounding areas on the Town of Hartly, promoting the preservation of open space when possible.

3-2 Intergovernmental Coordination

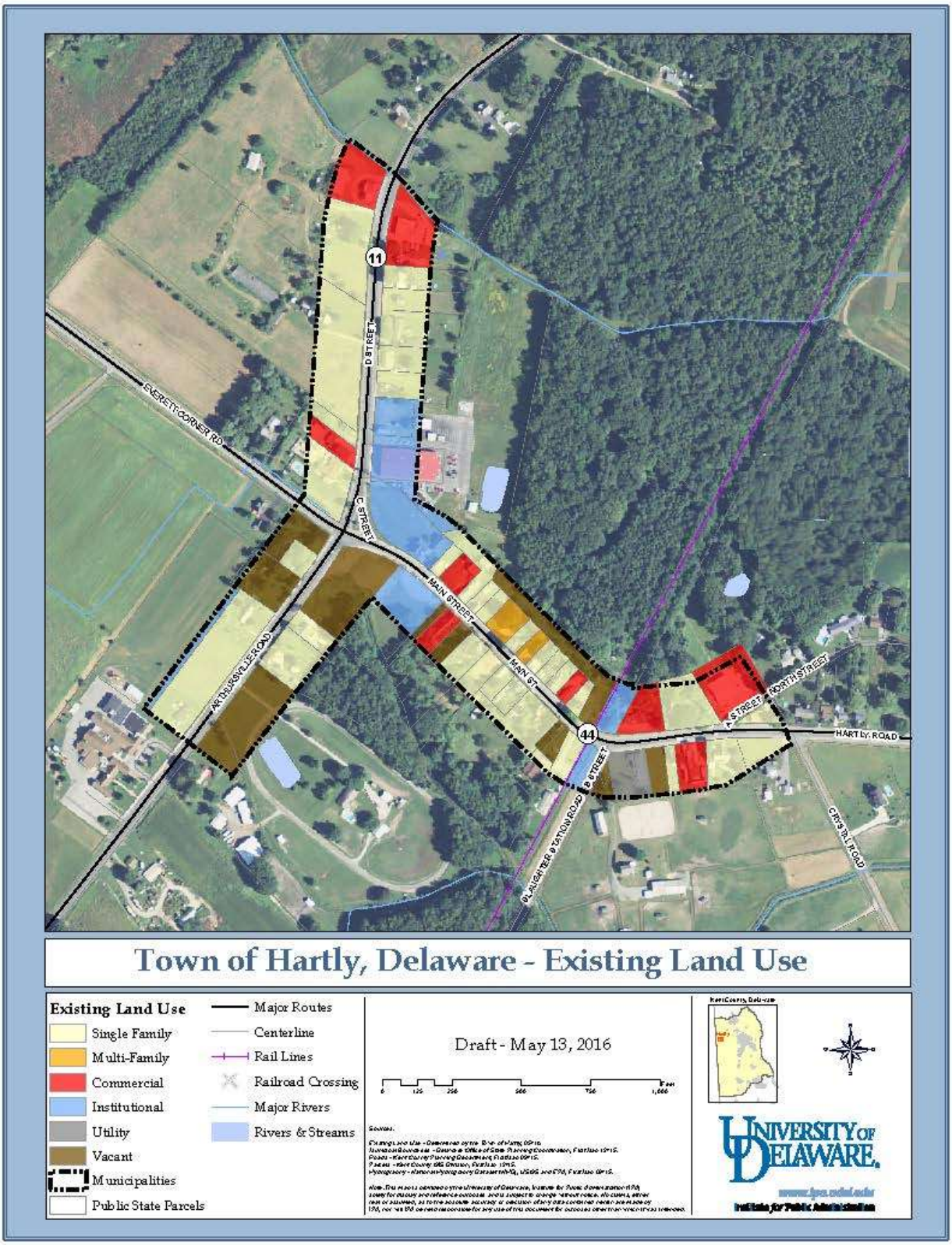
Development activities occurring within Hartly and on the Kent County lands surrounding the town will affect the quality of life of all of the people living and working in this region. Currently the town has a verbal agreement with Kent County to provide building inspection services and sewer services. Therefore, it would be of great benefit to both the town and the county to enhance a cooperative and open relationship. Hartly Town Council has been in meetings with Kent County Division Directors and discussions regarding a documented Method of Understanding (MOU) for services is underway. The MOU will pertain to sewer services, building inspection services, and code enforcement services.

The town must also work with state agencies such as the Fire Marshall, DELDOT, DNREC, Department of State Historical Cultural Affairs, and State Planning Department, as well as Dover Kent County MPO and other Kent County Divisions regarding future planning, rezoning and ordinance implementation and the rebuilding and beautification of the Town.

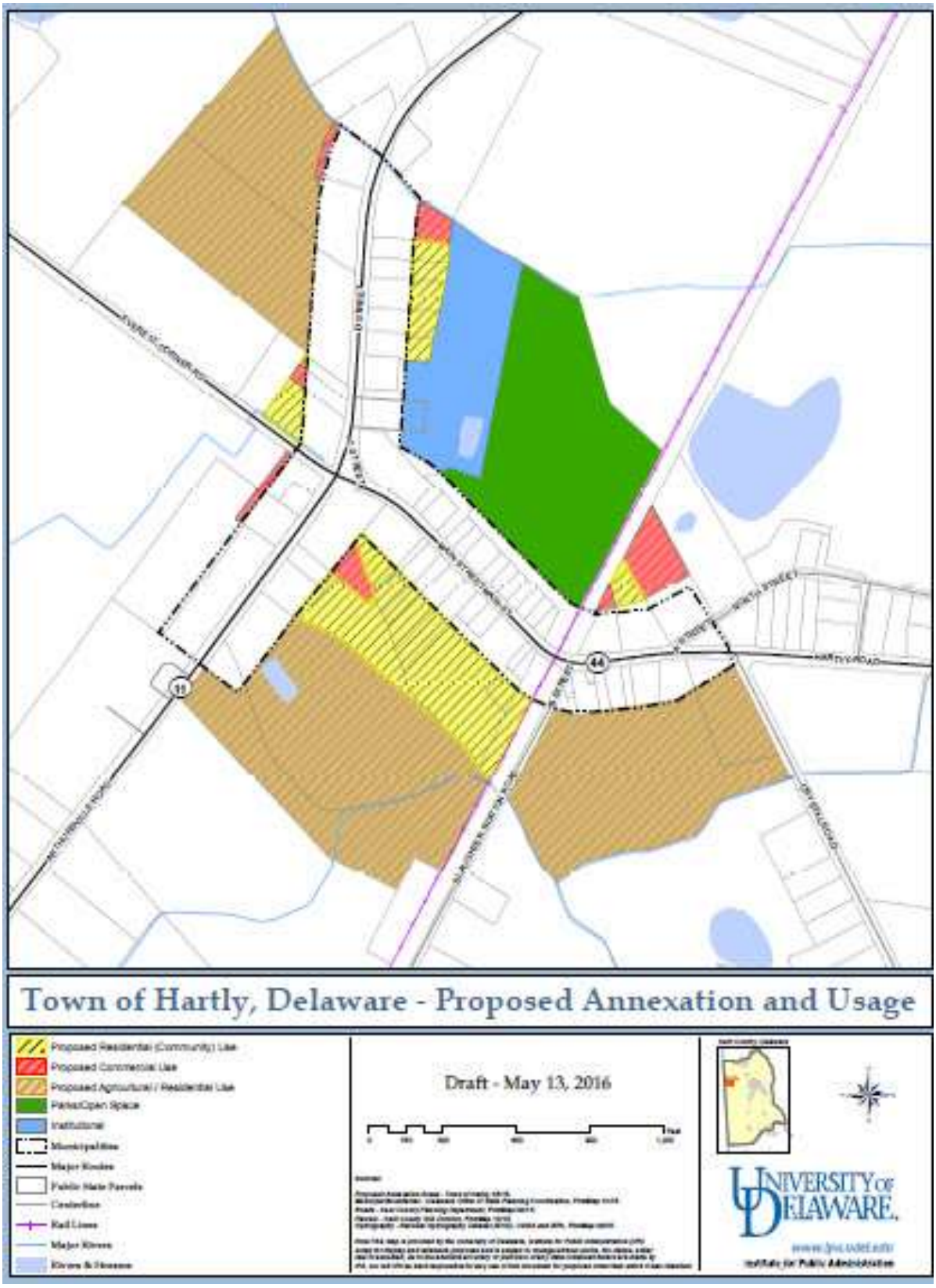
Appendix of Town of Hartly, Delaware Maps:

Page 33: Map Existing Land Use
Page 34: Map Proposed Annexation and Usage
Page 35: Map Aerial View
Page 36: Map Strategies for State Policies and Spending
Page 37: Map Future Land Use
Page 38: Map Environmental Features
Page 39: Map Transportation Network

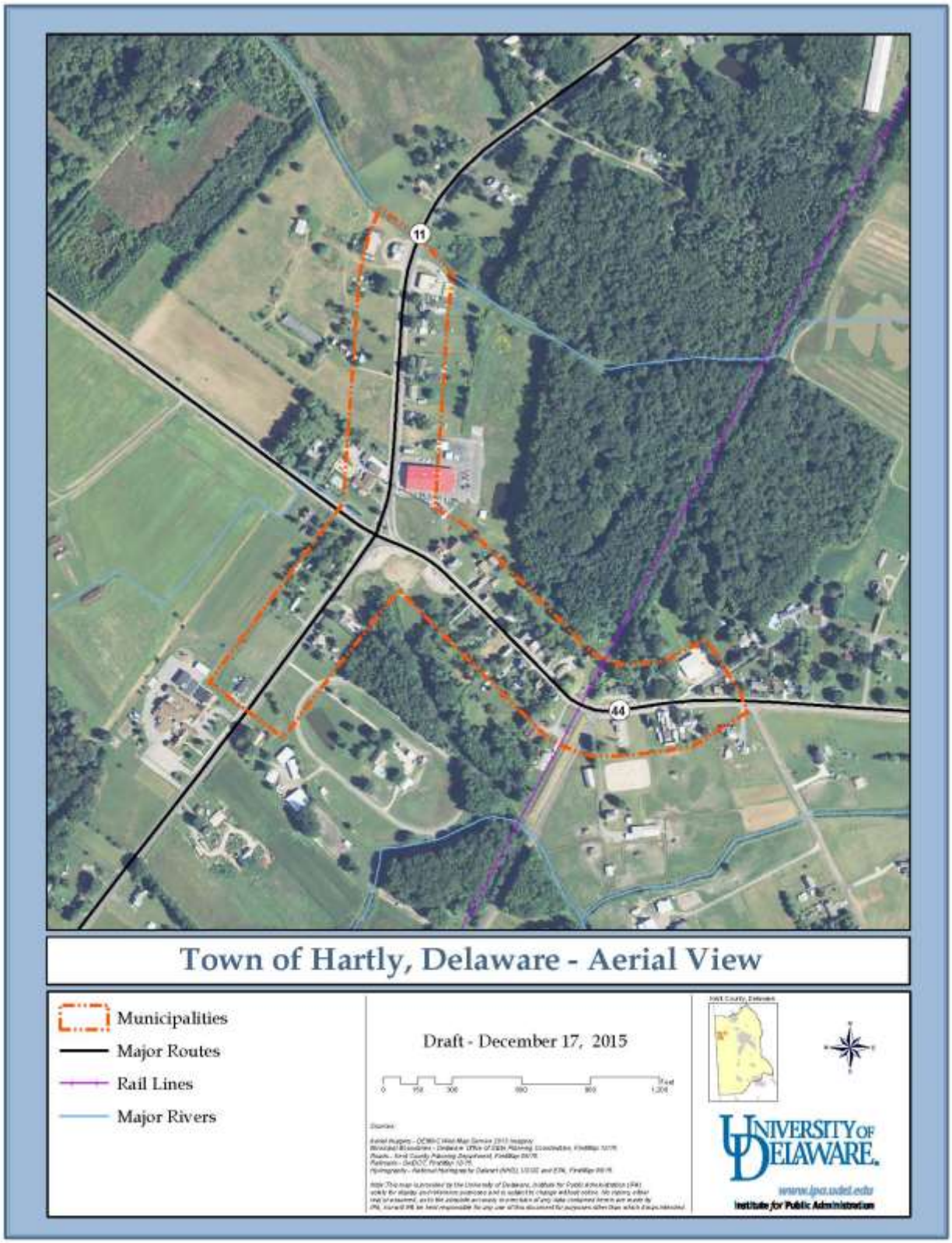
Map: Existing Land Use



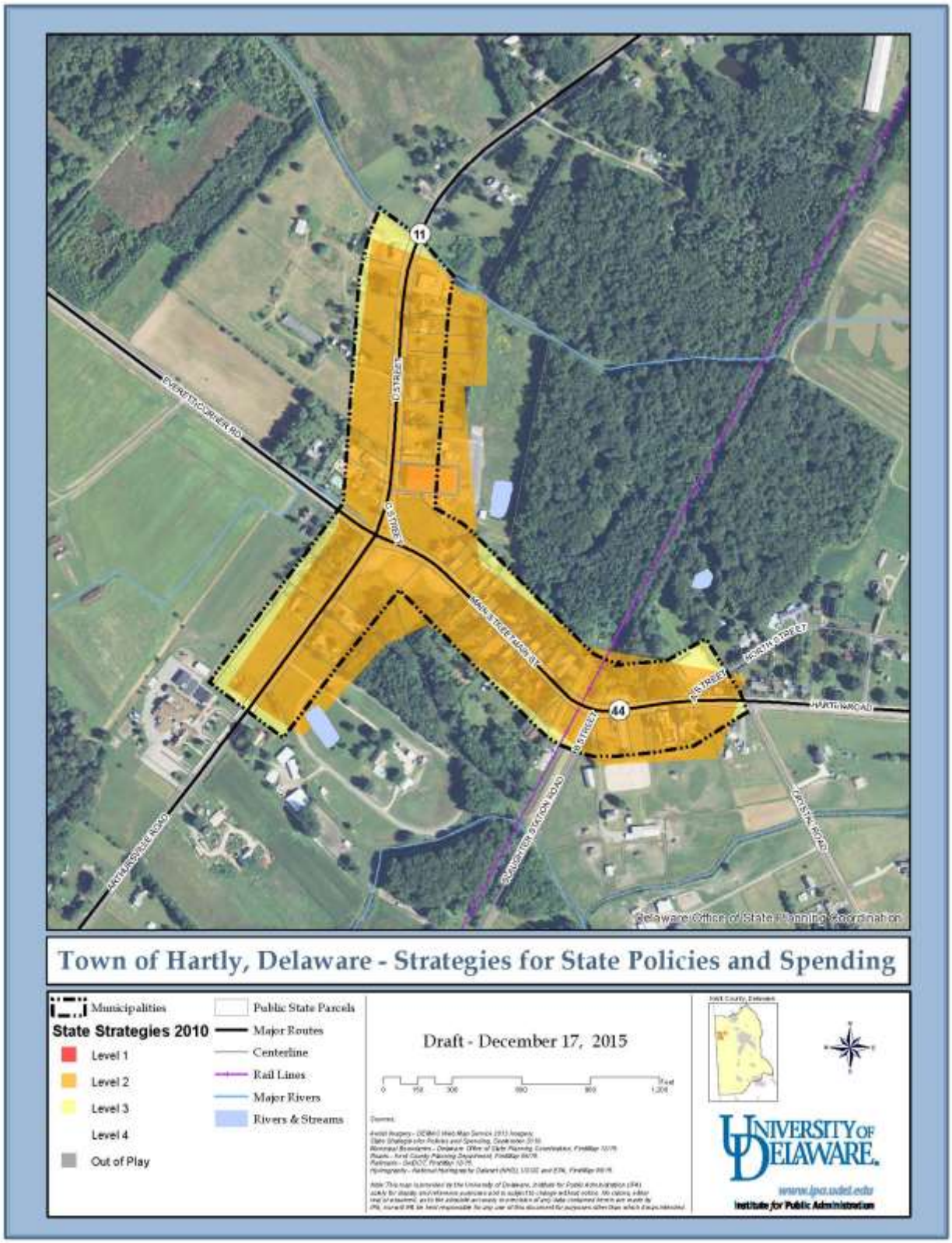
Map: Proposed Annexation and Usage



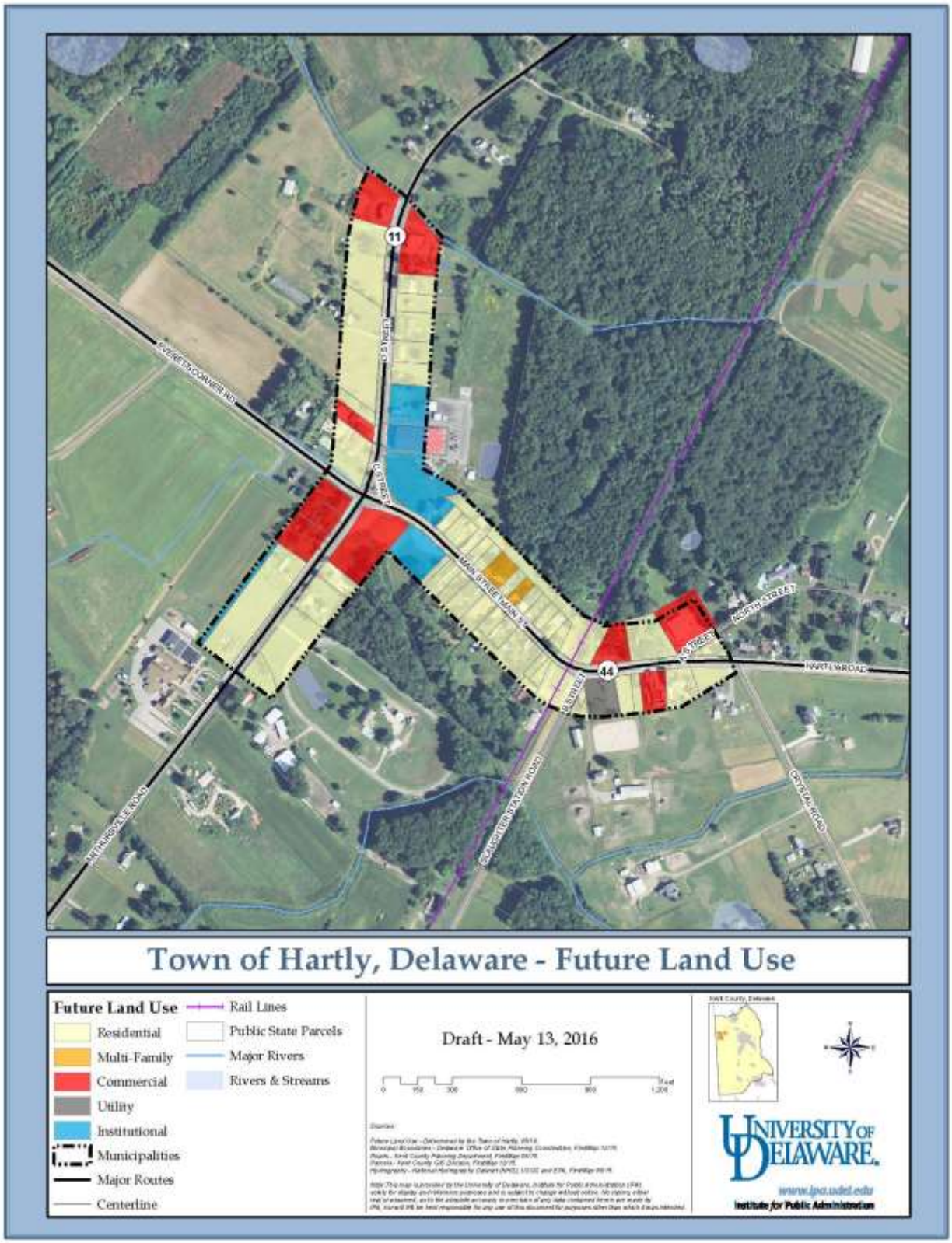
Map: Aerial View



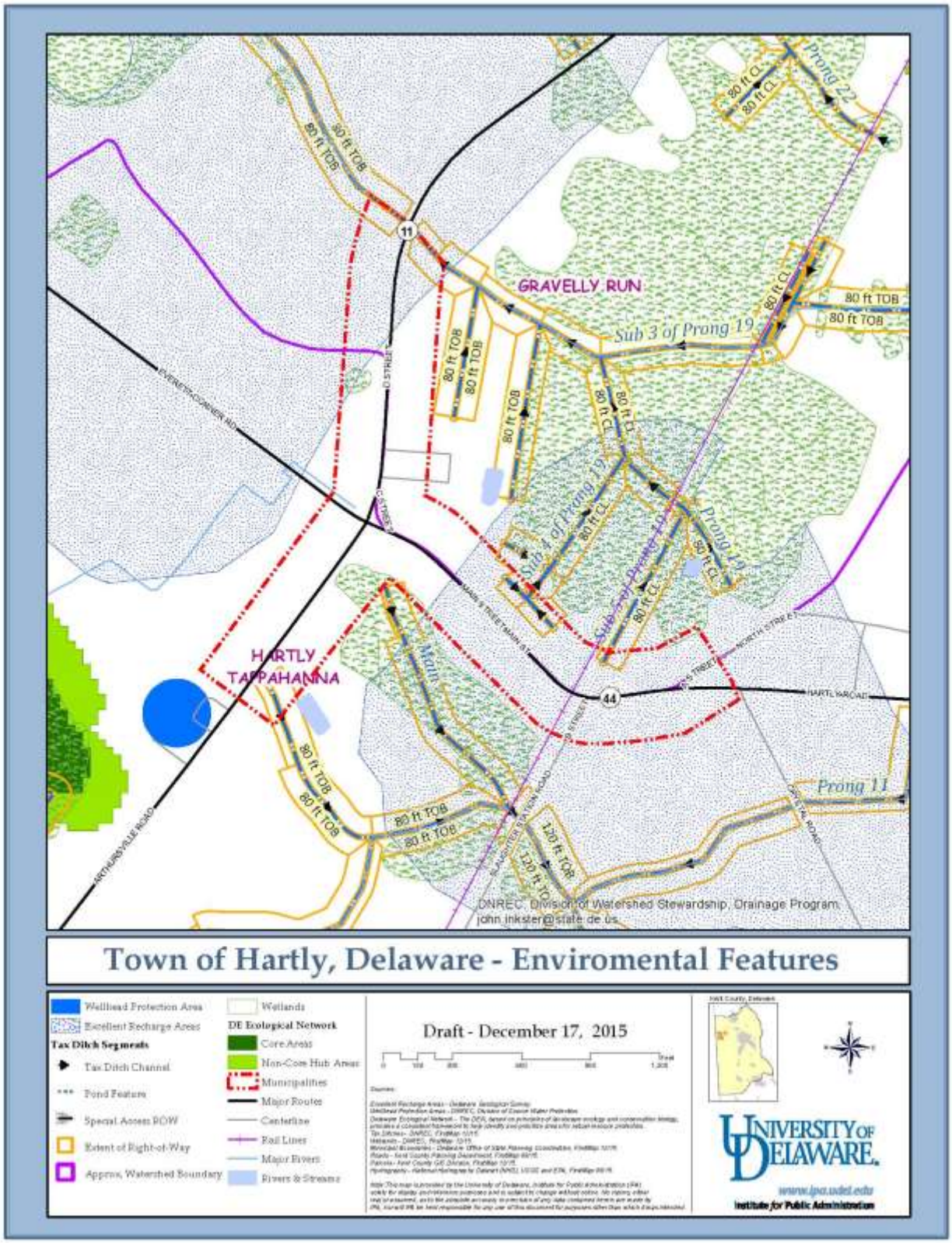
Map: Strategies for State Policies and Spending



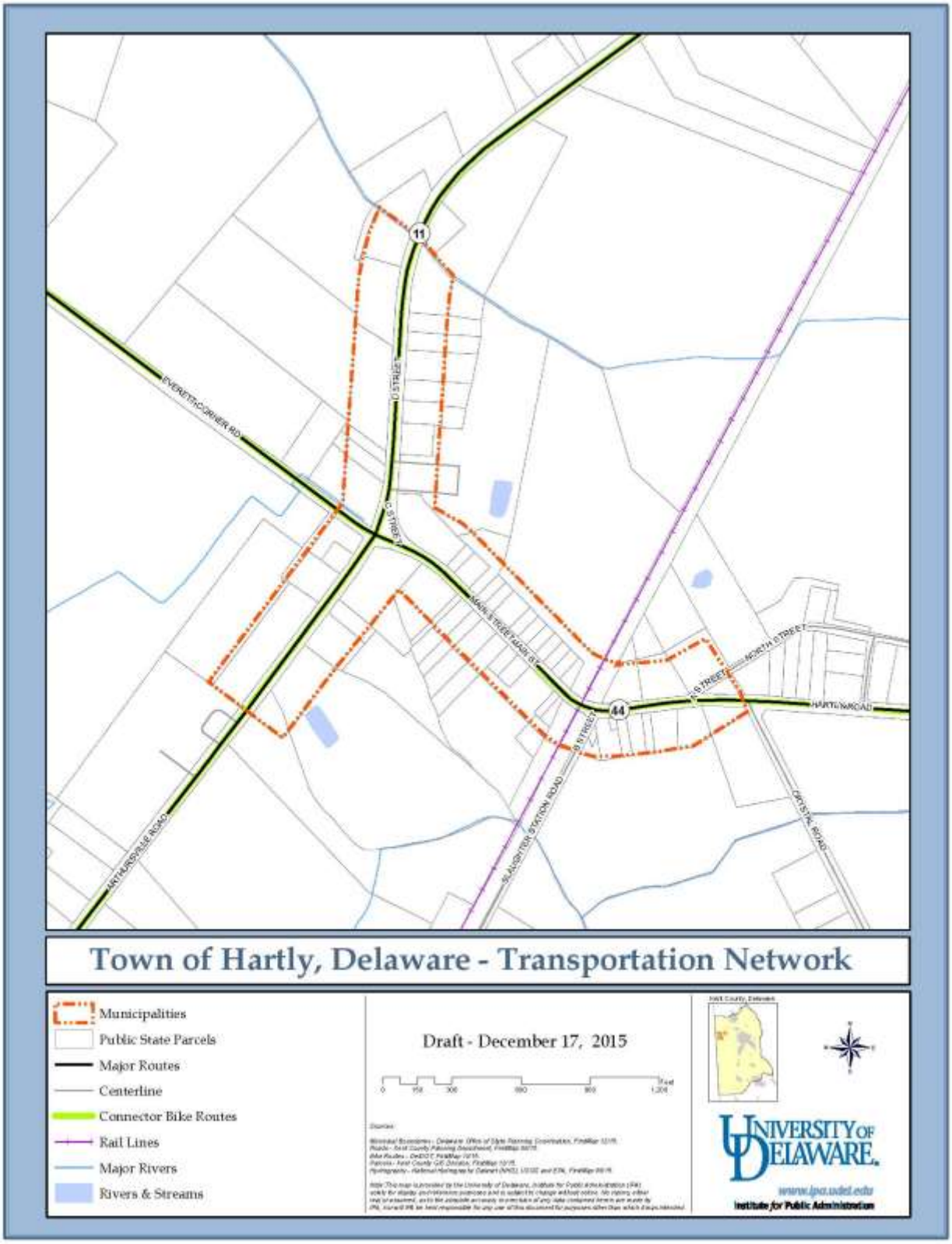
Map: Future Land Use



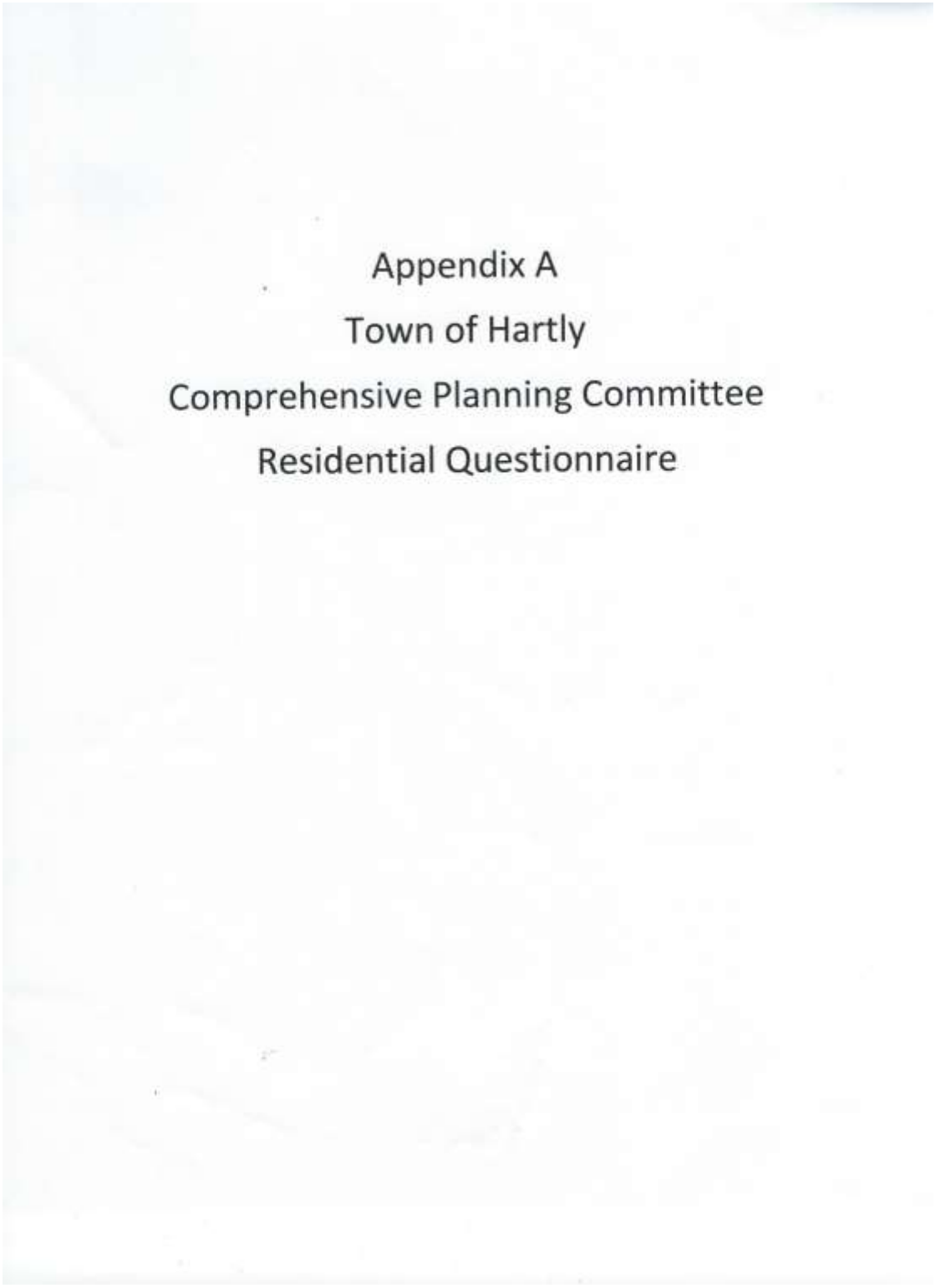
Map: Environmental Features



Map: Transportation Network



Appendix A:



Appendix A

Town of Hartly

Comprehensive Planning Committee

Residential Questionnaire

The Town of Hartly Comprehensive Planning Committee wants to know your thoughts…

1. **Do you ☐ reside in or ☐ rent your Town of Hartly property?**

2. **Please list your top three areas of interest or concerns pertaining to the Town of Hartly Vision and Goals.**

1.
2.
3.

3. **List three things that you like best about living in the Town of Hartly.**

1.
2.
3.

4. **List three things that you like least about living in the Town of Hartly.**

1.
2.
3.

5. **Would you like to see Hartly's town limits expanded?**

☐ Yes ☐ No

Comments:

Forging a "Community Vision" for the future is important and challenging work. It requires your <u>support</u> and <u>involvement</u>.

6. **Existing residents town property lines are set at 250 feet from the centerline of the road. Would you like to see your property lines expanded to include your entire parcel of land?**

☐ Yes ☐ No

Comments:

7. **Would you consider supporting an effort to contract a town trash service?**

☐ Yes ☐ No

Comments:

8. **Would you consider supporting an effort to solicit the feasibility of a municipal water supply?**

☐ Yes ☐ No

Comments:

9. **Would you support an effort to contract the State of Delaware Police to run radar within town limits?**

☐ Yes ☐ No

Comments:

Forging a "Community Vision" for the future is important and challenging work. It requires your support and involvement.

10. Do you feel a traffic signal is needed at the intersection of Main Street and Arthursville Road?

☐ Yes ☐ No ☐ Maybe after the Zimmerman Project

Comments:

11. Have you participated in or do you use:

Town of Hartly Meetings	☐ **Yes**	☐ **No**
Christmas Tree Lighting Ceremony	☐ **Yes**	☐ **No**
Use of Recycle bins behind the Fire house	☐ **Yes**	☐ **No**

If you answered No to any of the above, please offer comments as to why:

12. What other community events would you like to see take place and would like to participate in?

Comments:

Forging a "Community Vision" for the future is important and challenging work. It requires your support and involvement.

Appendix B

Hartly Comprehensive Planning Committee
Survey Results

Survey's returned: 24

Reside In Town: 21

Rental Owner: 1

Tennant:

2. Areas of Concerns

Clean up

I would like to see Main St cleaned up- sidewalks fixed
Neighborhood Crime watches to keep the town safe
Overall turning the town into something we can be proud of again
Clean up
Expand
No rental properties
Clean up run down properties
Water and sewer needed
Street lights
Play ground
Police
Good looking town
Deplorable conditions of some houses on Main St. Is it abandoned? Why can't the town do something?
Police surveillance for the residents and to enforce speed limits.
Sidewalk maintenance.
Sewer
Town water supply
Code enforcement
Clean up the town
Stop speeding thru town
I would like to see the people in the town take pride in their small town and clean it up.
Yards with trash.
Make this town clean and decent again.
Clean up the very junky houses in the middle of town. They should be condemned.
When is the sewer going to get started?

1

3. Likes

The quiet of living in a small town
Having one of the states best elementary schools
Small town life
Good neighbors
Home town
Nice people
Low government involvement
Quiet
Small town
The people
Small town appeal
Quiet
Away from the bustle of Dover
Small town atmosphere
Low city/town taxes
Out of the way
Great school
Low taxes
Small town environment
Small town
Quiet
Good people
Small community
Traffic is not overwhelming
Not a lot of development happening here, too much elsewhere else.
Rural atmosphere
Privacy
Proximity to RT 301
Quiet
Nice little town (can be) church, Fire co, school, Post office, Hardware store
Clean
Quiet country living
People friendly and helpful
It's quiet
Small town environment
The elementary school/ Fire house/ Ambulance club
Sense of community
Small town atmosphere
Rural charm
Quiet
Small
Uncomplicated/uncongested
Hartly Elementary
Quiet

3

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3

Close to Dover and close to MD
Close proximity to fire house, church, daycare, school and local stores
Quiet place to live
Excellent snow removal during inclement weather
Friendly people
Post Office
Fire Company
Nice people
Sewer coming
Fine house close
Quiet
Friendly
Country atmosphere

4. Dislikes

Need more small business – more shopping available
Main Street looking so run down
People with trash all over their yards
Not enough community events
We used to have parades in the summer
Trashed houses
No septic
No water
No stores
Loud cars
Speeding cars
The homes on Main St need to be torn down
Condition of buildings in town
Unkempt yards
Speeding in town
Break inns
Run down condition of houses on Main St.
Poor sidewalks
Speed of traffic thru town
Garbage in yards
Abandoned and delectated homes should be torn down
Houses with trash.
You don't have to have the house on the block but it can be clean of trash.
Town does not take pride in their town to make people clean it up.
It does affect all of out property values.
No more bar.
Junky places in the middle of town- should be condemned.
Lack of control over zoning issues

4

Three properties need attention
Cars and or trucks or vans not needed off the main street
The condition of the houses on Main St
The garbage and filth around these houses
Run down properties and the fact that nothing is or has been done about it
The way the homes look. (Business too, thrift shop, car lot)
People set in there ways and don't like change
The lack of power of the town council
Having to pick up mail at the post office
Lack of pride by some homeowners
Curbs & sidewalks need repairs
Display of some properties in town
The push of outside interference
Delayed police response
Slum houses
No gas station
Not enough parades
Lack of police presence
Speeders have it easy when going through town
Sidewalks are not maintained
Other resident's pets trespassing on our property
Neighbors violating burn ban laws
Littering
Vacant properties
Traffic
No eat businesses
A few low lives
No bar
No stores/eat places
The junked up homes
Speeding through town
Looks disgraceful
Lack of police protection/ speed enforcement
Lack of business
Main St houses trashy

5

5. Town expanded.

Yes: 15

No: 5

Depends.
We could use some growth
Would like to see the town get a water supply and expand town limits in all directions
To capture all the people living near the town
Not necessarily
Maybe in 10-20 years
Not if it means we are going to include a lot of developing.
Some expanding would be ok but I like liveling in a small town.
No comment
If it would control the unending destruction of our community as seen in the town of Smyrna and Clayton then yes.
Also if we maintained our small town character, promoted sustainable growth and new businesses were permoted.
Increase taxbase
I would need to know more about the pros and cons before I could support a position on these issues
Help control growth
Like the small town
Atmosphere
A town that doesn't grow will die

6. Expanding current 250 foot town lines.

Yes: 15

No: 5

Want to see the town expand all, more owner properties
Need to speak to someone concerning this
Undecided on this
½ properties in town ½ outside town limits
We have one little tiny strip of property in the county. It would make everything easier.
Owner may build

6

7. Town trash service:

Yes: 15

No: 7

We already have our own and some families may not be able to afford it.
If taxes will pay
There would be less trash in town and stop trash burning
Depends on cost.
Would this be incorporated into annual taxes or how would it work.
If it's the same or less than what I am paying now.
Hopefully this would stop trash burning.
Curbside recycling would be good
We are currently using the landfill which is cheaper

8. Town water supply.

Yes: 15

No: 7

Not at this time, one project at a time
Water may become an important factor in town growth
Study the costs involved
I would consider it.
Need more details before agreeing to any efforts
Would consider but what's the cost?
I'm not unhappy with my well.
The sewer costs will be enough of an expense right now.
Would offer opportunity not currently available

7

9. State police to run radar in town.

Yes: 18

No: 3

I am so tired of people flying through the town without a care in the world.
They speed by school. I have little children to think of.
Only if they pay for themselves
To much speeding through town
Only is financially feasible
Sick of cops and their radar.
Maybe after Zimmerman project
It is currently unsafe to ride bicycles in town.
There was an accident right in front of the store where my son sometimes rides his bike and skateboards.
But be sure town of Hartly benefits from some of the fees received
You can feel/hear the vibration of the windows in my house when vehicles especially truckers go by
Yes safety has become an issue. Too much speeding and incomplete stops at the light as long as fines would cover the majority of the costs.
Too many speeders

10. Traffic signal at the intersection.

Yes: 5

No: 5

Maybe: 18

I am concerned about this because of the apartments it could bring all kinds of people including criminal types.
I don't want to see more section 8 types here with the chance to bring crime to the town.
Should help to slow traffic
At this time no
What's there works fine now.
I don't know what it will be like after the Zimmerman project.
Might or might not need it.
People seem to be curious at the stop light.
I don't know of any accidents because the light is being run.
That's yet to be seen
Looks busy
People run stop sign

8

11. Participated in.

Town Meetings:	Yes: 17	No: 7
Christmas tree:	Yes: 10	No: 14
Recycle Bins:	Yes: 19	No: 5
Fire House Open House	Yes: 1	No: 0

Not sure why, but I guess because it's not always easy to feel like we are apart of this town.
Just haven't
Unsure of when events are held
Work 11-7 shift, so sleeping during these times.
Always use recycle bins
Don't recycle
Was at the Christmas tree lighting once with neighbors kids otherwise not that interested for just me.
Have not been available to attend
I'm just not interested
Always seems to conflict with other priorities
Town meeting lets you know current concerns
Christmas tree lighting didn't know when
Recycle helpful to have so close
Not widely advertised
Did not know about Christmas tree lighting
Not much of an event
Just don't
Don't know when they are

9

12. Other community events.

We used to have parades and the fire house used to have competitions with other fire houses.
Parades
Picnic
I would like to see the town cleaned up first & then maybe an annual town yard sale event & an annual town block party
Clean up day
I would like to see a youth center or a playground to assist with or provide a place other than the streets for our children to play
Once the town is cleaned up I think it would be nice to have some type of annual event during warmer weather.
Parades
Town Picnic
Money making functions carnival
Unsure
Unsure due to appearance of town properties

Attend meeting.

Yes: 10 Attending # 11

No: 2

Not sure.

10