

**Resolution 2024-05 – Resolution of Concurrence with Revised Annexation Plan**

WHEREAS the Bellefonte Planning Commission did vote to approve the 2024 amendment of the Bellefonte Comprehensive Plan to reflect the partial annexation completed in 2023, and

WHEREAS the 2024 Amendment reflects that stated areas of planned annexation have not changed and will remain part of the Town’s Comprehensive Plan,

NOW TEHERFORE, after careful consideration, the Bellefonte Town Commission does hereby approve concurrence with the said 2024 Amendment, and approve it for submission to the Delaware State Office of Planning.

President: \_\_\_\_\_(signature copy on file)\_\_\_\_\_  
Brandon Dougherty, President

Date: \_\_10-14-24\_\_\_\_

Attest: \_\_\_\_\_(signature copy on file)\_\_\_\_\_  
Scott MacKenzie, Secretary

Date:\_\_\_ 10-14-24\_\_\_\_

## Annexation

Annexation of adjacent areas of a municipality is often used to control nearby development, secure open space, smooth the town's boundaries, and increase the tax base. While in theory these seem to benefit the municipality, these benefits do come with additional responsibilities such as increased services and associated expenses as well as diminished small town character. All aspects of annexation must be scrutinized to determine the overall impact to a town.

While annexation of adjacent lands is not an immediate concern of the Town of Bellefonte at this time, that may change as opportunities arise. The adjacent surrounding land is fully developed and zoned as residential, with the exception of Philadelphia Pike which is zoned commercial, so the opportunity to annex adjacent properties is limited. The Town does have the opportunity to correct some irregularities in its boundary. In the future, there may also be the need to consider annexation of neighboring subdivisions as means to increase the tax base and/or control the conditions and character of those areas. While supplying services to these annexed areas should not be an issue, the Town must consider the effects of any annexation to the small town character of Bellefonte and should not annex any lands that would negatively affect this character, which is very important to its residents.

### **Goal #1: Continue annexation procedures with specific criteria, after identifying areas where boundary rationalization may be necessary.**

#### Background

The Town of Bellefonte has completed the annexation of four properties identified in the 2007 Comprehensive Plan.

#### Strategies

1. Annexations should not negatively affect the character of the Town.
2. Annexations should not be considered as the sole purpose of growing the geographical size of the Town and instead should only be considered to adjust irregularities in a boundary, strengthen the Town's tax base, or control an adjacent area of concern where conditions in that area could negatively affect the Town.
3. Annexations should have a financial impact study and should be revenue neutral or positive.
4. All annexations should require a recommendation from the Planning Commission to ensure the annexation is in accordance with the Comprehensive Plan.
5. All annexations should only proceed when a majority of the property owners being annexed respond affirmatively to the annex poll/questionnaire.
6. The annexation procedure must be in accordance with the Town Charter and Delaware Code.

**Goal #2: Explore annexation of a limited number of properties to smooth the Town's boundaries.**

Background

The Town has now completed the annexation of twenty-three properties identified in the 2019 Comprehensive Plan. There is some concern that the city of Wilmington will annex property in the direction of the Town of Bellefonte. Properties annexed in 2023 include:

- St Helene's Church @ 602 Philadelphia Pike.
- Six properties on River Rd between Riverside Dr and Highland Ave.
- Fourteen properties on Riverside Dr.
- One property on Marion Ave.
- One Property on Rodman Rd.

Strategies

1. Verify the annexation meets the criteria for annexation.
2. Implement the necessary steps of the Annexation Procedure.
3. Explore boundary areas of concern and identify areas where annexation may be necessary for boundary rationalization
4. Possible areas of annexation are the remaining properties in Riverview Gardens that are not part of Bellefonte, Phillips Heights over to Rodman Rd., and the North side of Rodman Rd. on the West side of Brandywine Blvd to Philadelphia Pike.
5. Zoning in the areas marked for potential annexation will not change from their current use (zoning). Riverside Gardens is and will remain residential (R-1) and Phillips Heights is residential/mixed use will remain residential with mixed use along Philadelphia Pike (MX-2).

**Goal #3: Monitor adjacent areas of concern to determine if action is necessary**

Background

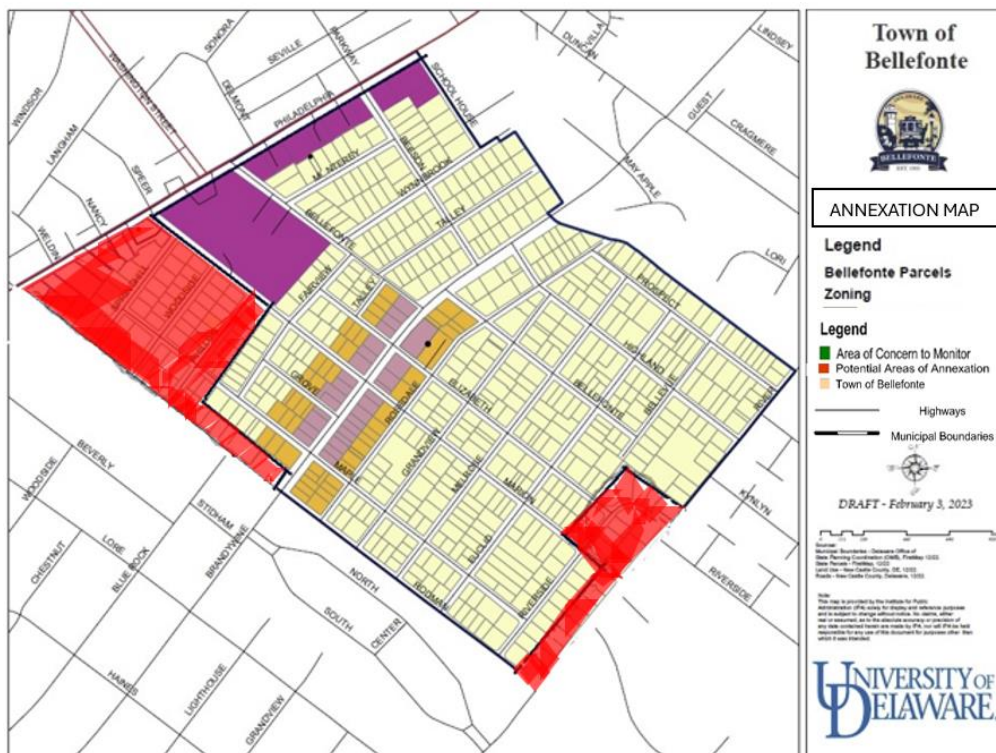
The Town of Bellefonte has no physical buffer distinguishing it from the surrounding fully developed areas of New Castle County. Changes in these adjacent areas of concern could have a negative impact on the Town. The Town must monitor these areas for such negative changes and work with the County to prevent a negative impact or if necessary, take control of the affected area by annexation.

Strategies

1. Monitor areas adjacent to the Town for changes that could potentially affect the Town. This includes the former DuPont Edgemoor Plant (proposed Gulftainer Container Port) and the areas around and including the Delaware River.
2. Work with New Castle County to prevent a negative impact to the Town.

3. Explore future annexation opportunities.

Map 11: Bellefonte Future Annexation Possibilities



The areas above in red are designated mostly R-1, residential. The properties with frontage along Philadelphia Pike are Mixed Use – RMX-2.