

Town of South Bethany

Summary of CPAG Draft Recommendations

September 22, 2025

Planning Process: May 15th Kickoff

Broad Consensus to focus on Policy

- Impervious surfaces and infiltration
- Explore creation of a sustainability (reserve) fund
- Tree Preservation/Lot vegetation program

Community Planning Advisory Group (CPAG) Meetings – Draft Recommendations

- July 28, 2025: Impervious Surfaces
- August 13, 2025: Driveways, Parking, and Impervious surfaces
- August 25, 2025: Resilience Fund

***Please hold questions. I'll run through each topic first and then circle back individually to take questions and comment.*

Impervious Surfaces

Objectives:

1. Clarify what pervious and impervious materials are by strengthening the definition. Refine regulations regarding location of pervious surfaces
2. Incentivize the replacement of existing impervious with permeable materials and use of BMPs
3. Educate on the use of BMPs (infiltration, bioretention, conservation landscaping, etc.)

Impervious Surfaces – Draft Recommendations

Definitions for Pervious and Impervious Surfaces

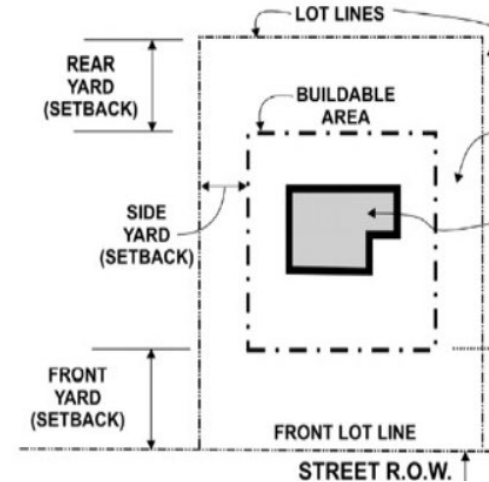
- Strengthen existing definition to include a list of approved materials
- Avoid soil testing or infiltration testing on individual lots.

Impervious	Pervious
Materials that prevent precipitation from contacting the existing soil and do not allow water to penetrate the soil.	Materials that permit water to enter the ground by virtue of their porous nature or by large spaces in the material

Impervious Surfaces – Draft Recommendations

Regulatory approaches

- Some support for stricter regulatory approaches for new development and major redevelopment.
- Consider increasing Minimum Pervious Coverage from current “55% of total setback area,” to “55% of each setback” in municipal ordinance.
- *Updated regulations would only apply to new development/redevelopment; Existing lots and structures would be grandfathered*



Impervious Surfaces- Draft Recommendations (cont.)

Incentives:

- Assemble a list of agreed upon BMPs (Best Management Practices) that would benefit the town



Figure 31: Resident's Conservation Landscaping

One resident's conservation landscaping along Bayard Street Extension in Fenwick Island.

Impervious Surfaces Draft Recommendations

Consideration of potential incentives:

- Development Incentives
 - Expedited permitting/reduced permit fees- *town doesn't have this ability*
- Grants and loans- *limited availability*
- Public Recognition program – *may be most feasible*
- Could tie incentives to discussions of future Sustainability/Resilience Fund



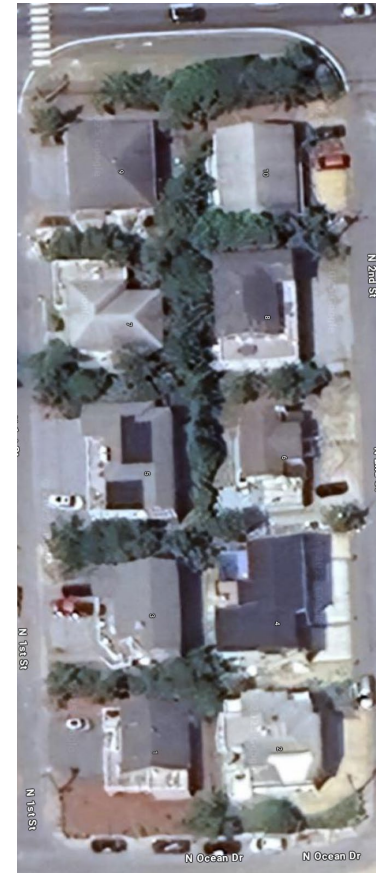
2. Parking and Driveways

Existing Regulations

- Parking space: 10' x 20'
- No maximum driveway width or impervious surface coverage
- Front setback areas permitted to be used without limitation

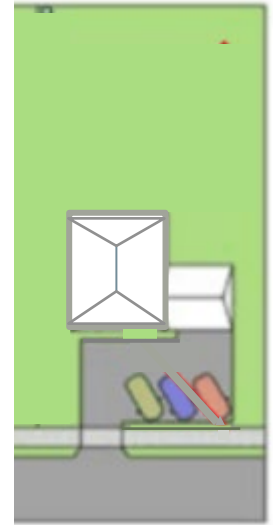
Two-fold Challenge

- Impervious surface leads to decreased infiltration and increased flooding
- Driveways that take up the entire front yard decrease available on-street parking needed for visitors and guests



Parking and Driveways- Draft Recommendations

- Additional support for requiring 55% of each setback/buffer, including the front yard, to be permeable (the front yard is currently exempt from this requirement)
- Consider requiring a maximum driveway width of 20' to 25' feet, *measured at the right-of-way line, thus allowing for expansion of driveway beyond the right-of-way*
- Consider requiring driveways to be permeable; at very least prohibit asphalt driveways
- Amend the nonconforming regulations to require that as driveways are redeveloped over the long-term they have to come into conformity with the new regulations (grandfathering is time limited)



Resilience Fund

What is a Resilience Fund?

A pool of money dedicated to helping the town withstand, adapt to, and/or recover from challenges related to climate change impacts and natural disasters. These funds may provide financial assistance, capacity building, or technical support to strengthen long-term resilience and prevent future crises.

Resilience Fund: Examples in Delaware

Stormwater utility fee*:

- Newark
- Wilmington
- Dover
- Lewes

Resilience/Recovery Funds:

- Bethany Beach
- Lewes
- Sussex County

*There are more than 1,800 SW utilities in 41 states, plus DC

Resilience Fund: Draft Recommendations & Considerations

Purpose:

- South Bethany has existing reserve funds for:
 - capital needs/infrastructure;
 - asset replacement; and
 - 4 months of emergency operations funding

Recommendation: Develop a Disaster relief fund to address short term needs in the immediate aftermath of a disaster

Resilience Fund: Draft Recommendations

Future considerations for development:

- How to define disaster/who declares it and at what level?
- What can the funds can be used for? (Is anything off limits?)
- Where should the funds come from?
 - This discussion would be spearheaded by the budget committee
 - Single source/multiple sources
 - Existing funds or new

Draft Recommendations Questions and Discussion

Draft Recommendations Summary and Discussion

Impervious Surfaces:

- Strengthen existing definition to include a list of approved materials
- Consider a reduced maximum impervious for new development and major redevelopment.
- Consider increasing Minimum Pervious Coverage from current “55% of total setback area,” to “55% of each setback”.
- Assemble a list of Best Management Practices that are considered most beneficial and amenable to the town
- Develop a public recognition program as incentive to replace impervious surfaces with permeable surfaces.

Draft Recommendations Summary and Discussion

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