

# Little Creek Comprehensive Plan

## Community Planning Questionnaire

March 2026

### Instructions

The Town of Little Creek is in the process of developing a Comprehensive Land Use Plan that will guide growth and development in the town for the next five to ten years. Please share your thoughts and opinions with us by completing this survey and returning it to:

**Sharon Cruz, PE, AICP**

**Via mail or hand delivery: Davis, Bowen & Friedel, Inc., 1 Park Avenue, Milford, DE 19963**

**Via email: [skc@dbfinc.com](mailto:skc@dbfinc.com)**

Please return no later than April 30, 2026.

*For the majority of the questions, you will be asked to indicate your preferences using a scale. To complete the question please enter the number indicating your preference in the far right column or circle the number in the box across from your preference.*

### Please tell us about yourself:

*Please mark the appropriate response. Do not write your name on the form. All responses are confidential and will not be attributed to any individual.*

I live in the Town of Little Creek:  YES

I own my home

I rent my home

I live outside of town limits in the immediate area:  YES

I own my home

I rent my home

I work in town, or within 5 miles:  YES

N/A (retired / other)

I work outside of town between 5 – 10 miles:  YES

N/A (retired / other)

10 – 20 miles:  YES

More than 20 miles:  YES

I own property in town other than my home:  YES

I own property in town but do not live there:  YES

**Community Services Satisfaction**

*The following are some services provided in Little Creek. Please note your satisfaction with the current provision of these services.*

**Transportation:** *Please rate how much you agree with the following statements about transportation issues in Little Creek by circling the number that indicates your answer for each line.*

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
There are too many through travelers using Main Street (S.R.9).	1	2	3	4	5
There is too much traffic congestion in town.	1	2	3	4	5
There are too many trucks using Main Street.	1	2	3	4	5
There is not adequate public transportation linking Little Creek to larger towns like Dover and Wilmington.	1	2	3	4	5
There are not adequate sidewalks along Main Street and around town.	1	2	3	4	5

What improvements (if any) would you like to see made to the roadways and intersections in and around Little Creek?

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**Land Use:** *Please rate how much you agree with the following statements about Land Use regarding vacant land within Little Creek's town boundaries by circling the number that indicates your answer for each line.*

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Little Creek's small-town atmosphere should be preserved.	1	2	3	4	5
Development should be encouraged primarily within the current boundaries.	1	2	3	4	5
Development should be balanced with protection of farmland and open space in the Little Creek area.	1	2	3	4	5
Commercial development (i.e., restaurants, convenience stores, grocery stores, etc.,) should be encouraged.	1	2	3	4	5
Other (please specify):	1	2	3	4	5

*There might be the opportunity for additional commercial or recreational land uses in and around the town. What types of these land uses are desirable for the future of Little Creek?*

	Highly Desirable	Desirable	Acceptable	Undesirable	Highly undesirable
Local commercial (stores to serve the community).	1	2	3	4	5
Ecological based tourism.	1	2	3	4	5
Fishing, kayaking, bicycling.	1	2	3	4	5
Restaurants.	1	2	3	4	5
Commercial fishing / working waterfronts.	1	2	3	4	5

**Annexation:** *Please rate how much you agree with the following statements about vacant and agricultural land just outside of Little Creek's boundaries by circling the number that indicates your answer for each line.*

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
The town should seek to annex new areas of land adjacent to the current town boundaries.	1	2	3	4	5
The town should seek to preserve adjacent land strictly as farmland and open space.	1	2	3	4	5
Development should be balanced with protection of farmland and open space in the Little Creek area.	1	2	3	4	5
Other (please specify):	1	2	3	4	5

**Future Needs:** *The following items are additional facilities or institutions that the residents of Little Creek may want for the town. Please rate their importance to you.*

	Very Important	Important	Somewhat Important	Slightly Unimportant	Not Important
Public water system.	1	2	3	4	5
Housing suitable for the elderly.	1	2	3	4	5
Active recreation.	1	2	3	4	5
Passive recreation.	1	2	3	4	5
Housing suitable for young families.	1	2	3	4	5
More businesses and jobs for town residents.	1	2	3	4	5
Childcare facilities.	1	2	3	4	5
Civic uses.	1	2	3	4	5
Water access for boating / fishing.	1	2	3	4	5
Other (please specify):	1	2	3	4	5

**Environmental Considerations:** Because of Delaware's coastal location and low average elevation the prospect of a rising sea level and more frequent and intense coastal storms due to climate change is of significant importance.

Without a thoughtful approach to potential sea level rise impacts, Little Creek may not be prepared for issues like loss of low-lying land or structures, saltwater intrusion into groundwater, or increased flooding during storms. In recognition of the serious implications sea level rise may have on various quality of life issues it is being included as a specific component in this plan. *Below are some questions meant to gauge your experience with various flooding and sea level rise issues. Please check the best response for each.*

Is your property in a floodplain?

Yes

No

I Don't Know

Is your property adjacent to a floodplain?

Yes

No

I Don't Know

Is your property adjacent to a pond or stream?

Yes

No

Does your property have standing water on it when it rains?

Yes

No

Do you know of any areas in Little Creek that have problems with stormwater or flooding? These could be areas that you have seen with standing water after it rains, or areas that are covered by water from streams or ponds when it rains.

Yes

No

If yes, please list below:

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How serious a threat do you think sea level rise is to Little Creek?

Very Serious	Serious	Minimal	Not a Threat
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with this statement: There are many actions that can be taken to reduce the impacts of sea level rise.

Agree	Disagree	No Opinion
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would you support or oppose your local and state governments spending more money on public projects if it meant Little Creek would be more resilient to sea level rise?

I would oppose it.	I would support it.	I would support it only if it would save money and be less costly long-term.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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*In the space below, please add any additional comments on issues of importance to you and your town's future that should be considered in the development of the Little Creek Comprehensive Plan. If you should need additional space, please use a separate sheet of paper. Thank you.*
