



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF MANAGEMENT AND BUDGET  
STATE PLANNING COORDINATION

July 24, 2006

Ms. Elizabeth Brown  
Davis, Bowen & Friedel  
23 N. Walnut Street  
Milford, DE 19963

RE: PLUS review – PLUS 2006-06-03; Bridgeville Comprehensive Plan Amendment

Dear Ms. Brown:

Thank you for meeting with State agency planners on June 28, 2006 to discuss the proposed Town of Bridgeville comprehensive plan amendment.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

The following is a complete list of comments received by State agencies, beginning with general certification issues.

***Certification Comments:*** These comments must be addressed in order for our office to consider the plan amendment consistent with the terms of your certification and the requirements of Title 22, § 702 of the Del. Code.

- As a matter of policy, the Department of Agriculture opposes annexation of any property enrolled in its farmland preservation program. In this specific case, the Department opposes the town's proposal to annex parcel number 131-18.00-36.00 (Kenneth W. Wilson -Clear Brook Farm Agricultural Preservation District). As the town is aware, this property is enrolled in the State's Agricultural Lands Preservation Program. As such, the property is subject to Title 3, Del. C., Chapter 9, which does not allow the property to be used for a public park, or any other use

not permitted under the statute. However, it may be considered “open space” in the sense that it will remain “undeveloped farmland”.

In light of the above requirements of the law, the Department requests that the town please remove any and all misleading text and illustration (i.e. maps) that presume that parcel number 131-18.00-26.00 will be removed from the Agricultural Lands Preservation program, or used in a manner inconsistent with the law (i.e. Map 9, Table 29 (with footnote number 2), etc.).

The farming activities conducted on this property will also be protected by the Agricultural use protections outlined in Title 3, Del. C., Chapter 9. Please take note of these restrictions if development occurs around the property.

The following are a complete list of comments received by State agencies:

**Office of State Planning Coordination – Contact: Herb Inden 739-3090**

Please note that this will be considered your 5 year update. The Town has until February 07 to submit revised plans for review and certification. Any major changes not discussed in this PLUS review will require an additional PLUS meeting.

The amendment as presented seems quite thorough and also seems consistent with the **2004 State Spending Strategies** and the **Livable Delaware** program. As such we support this amendment noting State agency comments and the certification issue as indicated in the Department of Agriculture comments.

In addition to the annexation policies expressed throughout the amendment we offer the following:

- We realize that Bridgeville already has the ability to do SDDS in your charter, but think that adding a TDR component is very desirable to ensure that the Town’s context in a rural area and preserve the agricultural/industrial base. In an effort to promote the use of a Transfer of Development Rights (TDR's) program we encourage the adoption and use of regulations similar to the Community Development District aspect of SB 344 whereby, districts are created to provide for financing of infrastructure needed for the development of the District and which must utilize TDR’s from Level 4 (as shown in the 2004 State Spending Strategies) areas in Sussex County;

- Require a master plan for the area to be annexed that assimilates the development with the town character;
- Use the town's moderately priced housing policy as a mandatory component for any development in an annexed area for the provision of "Work Force Housing".

**Division of Historical and Cultural Affairs – Contact: Alice Guerrant 739-5685**

This amendment to the land use and annexation section of Bridgeville's plan should include consideration for historic properties that may be brought into the Town in the future. The development of protection strategies for such buildings and archaeological sites should be included as an implementation strategy. The commercial development proposed along the Route 13 corridor should be balanced by some consideration for maintaining the viability of the historic downtown core. We second the Delaware Economic Development Office in recommending that the Town consider the development of a Main Street program as an implementation strategy for this issue.

I was also glad to hear that the historic area ordinance is now with the Town's solicitor. We would be happy to provide technical assistance and to discuss any concerns that the Town may have on this issue.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

The Town of Bridgeville seeks to amend its 2002 comprehensive plan to update the Town maps with the current Town boundary and new environmental data in conjunction with the Town's recently adopted Land Use and Development Code, and to expand and divide the Town's growth area into near-term and long-term growth zones. DelDOT comments on the amendment are as follows:

- 1) Recommendation 2 in Chapter 4-1 says in part, "Small commercial or office uses can be compatible in and near residential neighborhoods" and Recommendation 3 in Chapter 4-2 states, "Master-planned designs that integrate small town amenities to support the neighborhood should be encouraged." DelDOT agrees. However, the Annexation and Land Use Plan (Map 9) suggests that this mix of uses would be possible only on the east side of the Town, with development on the west side being limited to residential uses. The text indicates that the map mentions commercial use only for the east side because the truck traffic associated with some commercial uses is inappropriate to the west side.

At the PLUS meeting, it was explained that the Town does support the idea of limited commercial development on the west side of the Town as a convenience

to area residents and that the Plan would be clarified in that regard. DelDOT believes the Town would find it helpful in that regard to expand its zoning and development code to provide for a neighborhood commercial district.

- 2) Regarding Chapter 4-2, which concerns the Town's Growth and Annexation Plan, we appreciate and support Planning Principles 5, 7 and 8, (respectively, those are integration of new development into the town, coordination with DelDOT, and support for service roads along Route 13) which are cited there. DelDOT looks forward to working with the Town in these regards. Also in Chapter 4-2, in Recommendation 1 they support the Town's position on transfer of development rights. Any such program must have receiving areas and towns, generally, are appropriate places in that regard.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071**

### **General Comments**

As part of "Principal 1: Bridgeville continues to encourage high quality development that is compatible with the town's historic character and small town charm" on page 113, it is recommended that the town extend its existing grid street pattern as it grows.

These types of development patterns are less costly to provide with services including waste water and water supply. They also consume less water and produce less waste water per capita and there is the added benefit of greater reliability of the systems. Other government services are less expensive to provide as well.

Limiting the future growth of local government expenses is an important consideration for the town because of water quality goals. The Nanticoke River TMDL, and the Chesapeake Bay Program nutrient load allocations and future TMDL, may necessitate that the town update its ordinances to further limit its non-point source pollution contributions through measures such as riparian protection, buffers from wetlands, buffers from floodplains, impervious area limitations and the greater use of forest cover.

The U.S. Government's Official Web Portal, FirstGov.gov, is an excellent source of information about general resources for state and local government employees. For specific information about the environment and natural resources, as well as land use and smart growth, see

[http://www.firstgov.gov/Government/State\\_Local/Ag\\_Environment.shtml](http://www.firstgov.gov/Government/State_Local/Ag_Environment.shtml)

In addition, EPA has released the following four new smart growth publications:

### **Protecting Water Resources with Higher-Density Development**

(EPA publication 231-R-06-001)

The U.S. Census Bureau projects that U.S. population will grow by 50 million people, or approximately 18 percent, between 2000 and 2020. This study intends to help communities better understand the impacts of higher and lower density on water resources. To more fully explore this issue, EPA modeled stormwater runoff from three different densities at three scales—one-acre level, lot level, and watershed level—and at three different time series build-outs to examine the premise that lower-density development is always better for water quality. The findings indicated that low-density development may not always be the preferred strategy for protecting water resources. Higher densities may better protect water quality—especially at the lot level and watershed scale. [http://www.epa.gov/livablecommunities/water\\_density.htm](http://www.epa.gov/livablecommunities/water_density.htm)

### **Using Smart Growth Techniques as Stormwater Best Management Practices**

(EPA publication 231-B-05-00)

To comply with the Clean Water Act, over 6000 communities across the nation are developing municipal stormwater permitting programs (also known as Phases I & II). Many of these communities are also implementing programs that encourage development in existing communities, redevelopment of vacant properties, promote transportation options and facilitate efficient use of land and infrastructure. "Using Smart Growth Techniques as Stormwater Best Management Practices" reviews nine common smart growth techniques and examines how they can be used to prevent or manage stormwater runoff. This publication will help communities encourage smart growth and meet the new regulatory requirements. <http://www.epa.gov/smartgrowth/stormwater.htm>

### **Growing Toward More Efficient Water Use: Linking Development, Infrastructure, and Drinking Water Policies**

(EPA publication 230-R-06-001)

This publication focuses on the relationship between development patterns, water use, and the cost of water delivery. It reviews literature that shows how large-lot, dispersed development patterns cost more to serve because of the length of pipe required, pumping costs, and other factors. The literature also shows that large-lot, dispersed development uses more water. "Growing Toward More Efficient Water Use" concludes with policy options for states, localities, and utilities that directly reduce the cost and demand for water, while indirectly promoting smart growth. These policies offer opportunities for more efficient water use at a time when many communities face water shortages. [http://www.epa.gov/smartgrowth/water\\_efficiency.htm](http://www.epa.gov/smartgrowth/water_efficiency.htm)

## **Parking Spaces / Community Places: Finding the Balance through Smart Growth Solutions**

(EPA publication 231-K-06-001)

This report highlights proven approaches that balance parking with broader community goals. Current codes typically apply inflexible minimums that ignore community and developer priorities including environmental quality and human health. An oversupply of unnecessary parking wastes money and creates places that degrade water quality and encourage excess driving and air emissions. The highlighted solutions cover a range of supply management, demand management, and pricing strategies. Communities have found that combinations of parking pricing, shared parking, demand management, and other techniques have helped them create vibrant places while protecting environmental quality and still providing for necessary vehicle storage.

<http://www.epa.gov/smartgrowth/parking.htm>

## **Wetlands**

### **Recommendation: Implement an ordinance that requires proof of compliance with Federal wetlands regulations.**

It is strongly recommended that the Town of Bridgeville adopt an ordinance or policy that requires as part of the land approval process, a U.S. Army Corps of Engineers (USACE)-approved wetlands delineation.

## **TMDLs**

### **Recommendation: Mention potential TMDL regulatory requirements.**

Since the waters, tributaries, and ponds of the Nanticoke watershed are impaired by elevated levels of nitrogen and phosphorus and high levels of bacteria and are not able to meet the water quality criteria specified under Section 303(d) of the Clean Water Act, specific pollutant load allocations or loading limits (nonpoint and point sources) known as Total Maximum Daily Loads (TMDLs) have been developed and are likely to be regulatory upon completion of the Pollution Control Strategy (PCS). In essence, TMDLs are the prescribed amount of pollution that a water body can assimilate and still meet water quality standards, while the PCS is the management strategy used to achieve the required nutrient reductions. In the Nanticoke watershed, phosphorus and nitrogen nutrient reductions must be reduced by 30 and 50 percent, respectively. Since TMDL nutrient reductions are likely to affect development practices and patterns in the near future, it is strongly recommended that the applicant make specific mention of them in the Comprehensive Plan.

## **Best Management Practices**

**Recommendation: Implement ordinances requiring Best Management Practices (BMPs) such as 100-foot buffers and green-technology stormwater management structures.**

To ensure consistency with State recommendations and help ensure the attainment of imminent TMDL nutrient reduction requirements for nitrogen and phosphorus, a buffer width of at least 100-foot (planted in native vegetation) is recommended from all wetlands/water bodies and recorded lot-line boundaries. Studies have shown a 100-foot buffer is the minimum width necessary for maintaining water and habitat quality. It is further recommended that the Town adopt an ordinance requiring the implementation of “green-technology” stormwater management practices in lieu of outdated “open-water” stormwater management structures.

## **Water Resource Protection Areas**

The comments below are intended to supplement the current Town of Bridgeville Comprehensive Plan and make protecting drinking water supplies a priority for the Town.

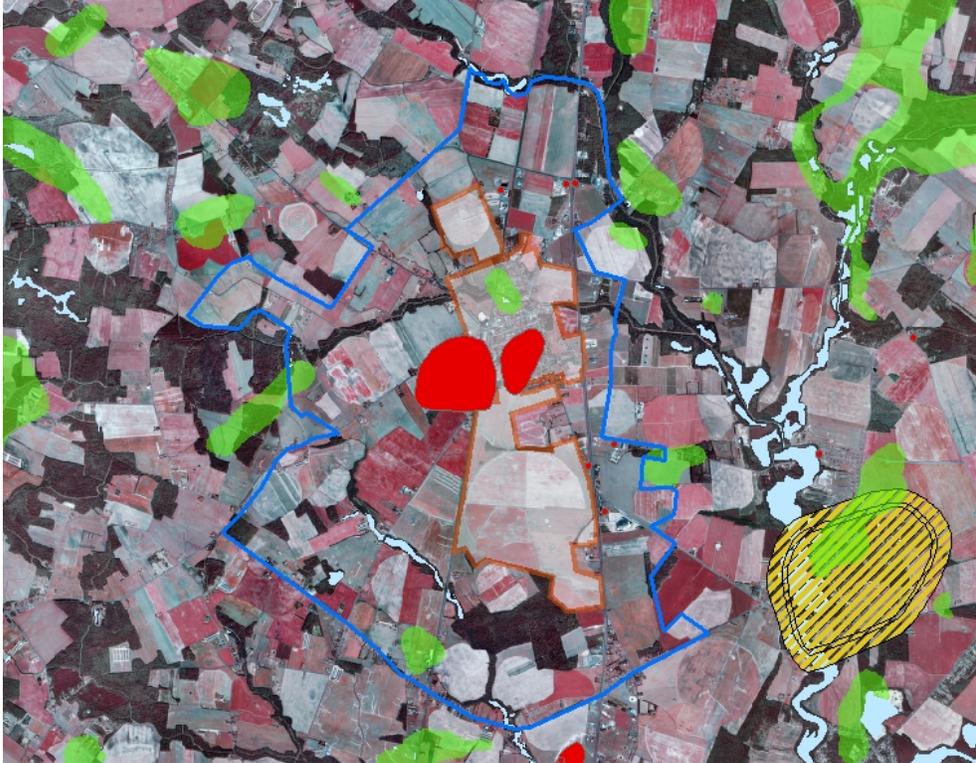
The proposed amendments make no references to excellent ground-water recharge areas and only one reference to wellhead protection. This reference is in the first bullet on page 121; the text reads:

“The town should avoid creating enclaves of unincorporated land. Lands in agricultural preservation may become enclaves; however, the Town should consider the benefits of preserved land for wellhead protection of land resources for spray irrigation.”

The Division requests clarification on the above passage. Wellhead protection areas and spray irrigation need to be addressed independently of one another. Spray irrigation as a term, may refer to irrigation of land using fresh water or treated wastewater. Wellhead protection areas need to be protected from all potential sources of contamination.

The Town of Bridgeville population was 1,560 in the year 2004 according to the U.S. Census Bureau. Title 7, Part VII, Chapter 60, Subchapter VI, and the amendments contained in Chapter 67 (formerly Senate Bill No. 119) of the Delaware Code does not require the city to recognize these areas in its Comprehensive Plan or adopt protection measures by December 2007 for these critical areas; however, we strongly encourage the Town to do so.

**Town of Bridgeville.** The blue line shows the proposed Near-term and Long-term Growth areas. The burnt orange line shows the present municipal boundaries. The Red areas show wellhead protection areas. The green areas are excellent groundwater recharge areas.



## **Drainage**

The Town of Bridgeville has three established tax ditch organizations within the current town boundary. With the proposed annexation, the number of existing tax ditch organizations would increase to six. Tax ditches have established rights-of-way of various widths along the tax ditch. Any new development within a tax ditch organization will need to abide by the established tax ditch rights-of-way.

There are existing drainage concerns within the proposed annexation area that are not within tax ditch organizations. These documented concerns are under investigation.

The Town of Bridgeville should identify existing open channels in the annexation area as these areas may require maintenance in the future. The riparian buffers along the

channels provide a multitude of benefits to water quality and wildlife. Most of the channels have trees and wetlands adjacent to the channel. The Bridgeville Subdivision and Development Code require an easement along waterways and drainage ways as per Section 234-58 Easements. There must be a balance between preserving the riparian buffer and having the capability to access the channel to perform maintenance. A recommended easement width of 20 feet from edge of existing tree line, wetland, or top of bank, whichever is greater, would allow such access. By identifying such areas now, future development would incorporate the easement into community open space thereby preserving the riparian buffer while allowing for channel maintenance access.

For subdivisions within the proposed annexation area, the Drainage Program request the Town of Bridgeville consider the following recommendations for revisions and additions to the Bridgeville Land Use and Development Code, Article 13, Subdivision and Land Development Ordinance:

- The Drainage Program requests a 20-foot drainage easement for storm drains, 10 feet per side within subdivisions.
- On open channels within subdivisions, a 20-foot drainage easement as measured from top of bank would allow maintenance or reconstruction.
- Swales within subdivisions would require a 20-foot drainage easement measures from the centerline of the swale, or the width of the swale, whichever is greater.
- Prohibit the routing of major stormwater pipes through yards within a subdivision.
- The Drainage Program encourages the elevation of rear yards in subdivisions to direct water towards the streets where storm drains are accessible for maintenance. However, the Drainage Program recognizes the need for catch basins in rear yards in certain cases. Therefore, catch basins placed in rear yards will need to be clear of obstructions and be accessible for maintenance. Decks, sheds, fences, kennels, and other structures placed along the storm drains, or within 10 feet of the catch basins, can hinder drainage patterns as well as future maintenance to the storm drains or catch basins. Deed restrictions, along with drainage easements recorded on deeds, should ensure adequate future maintenance access.
- The Drainage Program requests a 15-foot side yard setback on all subdivision lots with a storm drain on the side. A 15-foot side yard setback will allow room for equipment to utilize the entire 10-foot drainage easement and maneuver free of

obstructions if the drainage conveyance requires periodic maintenance or future re-construction.

- The Drainage Program requests a 10-foot drainage easement around all catch basins located on private property to ensure adequate room for maintenance. The Drainage Program recommends restrictions on fences, sheds, and other structures within the easement to prevent obstructions from being placed within 10 feet of the catch basin
- Record all drainage easements on deeds and place restrictions on obstructions within the easements to ensure access for periodic maintenance or future re-construction. Do not limit the recordation of drainage easements on deeds to subdivisions.

For questions or clarifications, please contact Jim Sullivan at 739-9921.

### **Map 9, Annexation and Land Use Plan**

The map provided with the PLUS application materials, “Map 9 – Annexation and Land Use Plan” is insufficient to understand where the new annexation areas are located. Areas approved for annexation under 2002 Comprehensive Plan and any subsequent amendments should be clearly depicted on this map, as well as the areas newly proposed for annexation. In addition, surrounding land uses, including agricultural preservation districts and other conservation lands should be depicted on this map, as they were in “Map 9 – Growth and Annexation Plan” in the 2002 Comprehensive Plan.

### **State Fire Marshal’s Office – Contact: Duane Fox 856-5298**

The DE State Fire Marshal’s Office has the responsibility to review all commercial and residential subdivisions for compliance with the DE State Fire Prevention Regulations. The State Fire Marshal’s Office would be issuing approvals much like DeIDOT, Kent Conservation, and DNREC. This Agency’s approvals are based on the DE State Fire Prevention Regulations only.

### **The DE State Fire Marshal’s Office has no objection to the Comp Plan Amendment.**

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com), technical services link, plan review, applications or brochures.

**Department of Agriculture - Contact: Scott Blaier 698-4500**

The Delaware Department of Agriculture has reviewed the Town of Bridgeville's Comprehensive Plan Amendments, and offers the following comments.

Page 119, Recommendation 4: Annexation Area, paragraph 2, bullet item 2:

As a matter of policy, the Department of Agriculture opposes annexation of any property enrolled in its farmland preservation program. In this specific case, the Department opposes the town's proposal to annex parcel number 131-18.00-36.00 (Kenneth W. Wilson -Clear Brook Farm Agricultural Preservation District). As the town is aware, this property is enrolled in the State's Agricultural Lands Preservation Program. As such, the property is subject to Title 3, Del. C., Chapter 9, which does not allow the property to be used for a public park, or any other use not permitted under the statute. However, it may be considered "open space" in the sense that it will remain "undeveloped farmland".

In light of the above requirements of the law, the Department requests that the town please remove any and all misleading text and illustration (i.e. maps) that presume that parcel number 131-18.00-26.00 will be removed from the Agricultural Lands Preservation program, or used in a manner inconsistent with the law (i.e. Map 9, Table 29 (with footnote number 2), etc.).

The farming activities conducted on this property will also be protected by the Agricultural use protections outlined in Title 3, Del. C., Chapter 9. Please take note of these restrictions if development occurs around the property.

**§ 910. Agricultural use protections.**

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed

restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees (68 Del. Laws, c. 118, § 2.).

In addition, if any wells are to be installed, Section 4.01(A)(2) of the Delaware Regulations Governing the Construction and Use of Wells will apply. This regulation states:

(2) For any parcel, lot, or subdivision created or recorded within fifty (50) feet of, or within the boundaries of, an Agricultural Lands Preservation District (as defined in Title 3, Del. C., Chapter 9); all wells constructed on such parcels shall be located a minimum of fifty (50) feet from any boundary of the Agricultural Lands Preservation District. This requirement does not apply to parcels recorded prior to the implementation date of these

Regulations. However, it is recommended that all wells be placed the maximum distance possible from lands which are or have been used for the production of crops which have been subjected to the application of land applied federally regulated chemicals.

### *Right Tree for the Right Place*

The Delaware Department of Agriculture Forest Service encourages the developer to use the “Right Tree for the Right Place” for any design considerations. This concept allows for the proper placement of trees to increase property values in excess of 25% of appraised value and will reduce heating and cooling costs on average by 20 to 35 dollars per month. In addition, a landscape design that encompasses this approach will avoid future maintenance cost to the property owner and ensure a lasting forest resource.

### *Native Landscapes*

The Delaware Department of Agriculture and the Delaware Forest Service encourages the developer to use native trees and shrubs to buffer the property from the adjacent land-use activities near this site. A properly designed forested buffer can create wildlife habitat corridors and improve air quality to the area by removing six to eight tons of carbon dioxide annually and will clean our rivers and creeks of storm-water run-off pollutants. To learn more about acceptable native trees and how to avoid plants considered invasive to our local landscapes, please contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

### *Tree Mitigation*

The Delaware Forest Service encourages the developer to implement a tree mitigation program to replace trees at a 1:1 ratio within the site and throughout the community. This will help to meet the community’s forestry goals and objectives and reduce the environmental impacts to the surrounding natural resources. To learn more, please contact our offices at (302) 349-5754.

Finally, the Department supports the use of properly designed and maintained spray irrigation facilities to dispose of wastewater. In fact, Title 3, Del. C., Chapter 9, §909 (a)(5)(e) allows spray irrigation on land enrolled in the Agricultural Lands Preservation program, as long as certain conditions are satisfied.

However, the Department would be opposed to spray irrigation on preserved agricultural land if it creates “unintended” infrastructure (i.e., sewer) that supports growth in conflict,

or inconsistent, with the State's *Strategies for State Policies and Spending* (especially Level 4 Investment Areas).

**Public Service Commission - Contact: Andrea Maucher 739-4247**

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

**Delaware State Housing Authority – Contact Karen Horton 739-4263**

The Delaware State Housing Authority has reviewed the Town of Bridgeville's Comprehensive Plan Amendment that designates planning areas for future possible annexation. Recently, the Town adopted a Moderately Priced Housing Program that will provide moderately-priced housing to the residents and workforce of Bridgeville in residential developments that are being annexed. DSHA strongly supports Bridgeville's program, as it will provide much needed affordable housing. Since this program only pertains to the areas designated in the Town's Comprehensive Plan Amendment, they recommend that the document reference the program such as in a principle that the Town is committed to providing affordable housing to its residents.

**Department of Education – Contact: John Marinucci 739-4658**

1. The DOE supports the State Strategies for Policies and Spending, to the extent possible and practicable within the limits of the Federal and State mandates under which the Department operates.
2. In its review of Comprehensive Plans and Comprehensive Plan Amendments, the DOE considers:
  - Adequate civil infrastructure availability within the region to accommodate current and future educational facilities.
  - Multimodal transportation connections and availability within the community, to include but not limited to walk paths and bike paths.
  - Transportation access to current, planned or potential educational facilities.
  - Recreation facilities and opportunities within the community and their respective proximity to current and planned or potential education facilities. The DOE also recognizes the potential that the educational facilities are to be considered recreational facilities by and within the community.

3. The DOE *typically* considers industrial/commercial development incompatible with educational facilities, however, residential development and educational facilities are typically considered to be compatible. As a result, the DOE is interested in the proximity of current and planned or potential education facilities to commercial/industrial development zones.
4. The DOE recognizes the integral role of educational facilities within communities. As such, the DOE seeks to assure that residential growth, that generates additional demand on educational facilities, is managed with adequate educational infrastructure being made a part of sub-division plans as appropriate.

**Sussex County – Contact: Richard Kautz 855-7878**

The comment on page 117 is incorrect. The County policy is to notify each town within 1 mile of any new development proposal received by the County. Also, any municipality is encouraged to comment at County land use public hearings.

Is the owner of parcel 131-18.00-3.00 aware that the plan proposes using the LI-2 zoned property residentially?

Upon certification of the Plan, Sussex County requests that the town's consultants supply the County Mapping Office digital versions (shape files) of the maps included in the Plan.

The town is encouraged to avoid the creation of new enclaves and to eliminate existing enclaves and split parcels during its negotiation of the annexation agreements. An annexation's basic information should be shared with the Sussex County office of Planning and Zoning upon its effect.

The Sussex County Engineer Comments: The Sussex County Engineering Department has no objection to the Comprehensive Plan Amendment to the Town of Bridgeville's Comprehensive Plan. The area is located in Sussex County's Western Sussex Planning Area. The Sussex County Engineering Department supports annexation of the area and municipal sewer when development projects are proposed.

If projects are not annexed into the Town of Bridgeville, and have private community wastewater treatment systems, Sussex County requires design and construction of the collection and transmission systems to meet Sussex County sewer standards and specifications.

***Approval Procedures:***

**Please note that this will be considered your 5 year update. The Town has until February 07 to submit revised plans for review and certification. Any major changes not discussed in this PLUS review will require an additional PLUS meeting.**

1. Once all edits, changes and corrections have been made the plan please submit the completed document (text and maps) to our office for review. **Your PLUS response letter should accompany this submission.** Also include documentation about the public review process. In addition, please include documentation that the plan has been sent to other jurisdictions for review and comment, and include any comments received and your response to them.
2. Our office will require a maximum of 20 working days to complete this review.
3. We will provide the Town of Bridgeville with written verification that our office has accepted the plan and all changes for adoption and certification.
4. The plan may then be formally adopted by your Planning and Zoning Commission and Town Council.
5. Send our office documentation that the plan has been formally adopted by your Planning and Zoning Commission and Town Council. We will also require two (2) bound paper copies of the plan and map series and one (1) electronic copy for our records. We will certify this plan as your 5-year update effective on the date of adoption by your council.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP  
Director

CC: Bonnie Walls, Town of Bridgeville