



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
Budget Development, Planning and Administration
State Planning Coordination

October 23, 2008

Bonnie Walls
Town of Bridgeville
101 North Main Street
Bridgeville, DE 19933

RE: PLUS review – 2008-09-08; Town of Bridgeville

Dear Ms. Walls:

Thank you for meeting with State agency planners on September 24, 2008 to discuss the proposed plans for the Town of Bridgeville comprehensive plan amendment to modify the Future Land Use Map to change the zoning on selected parcels.

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.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact: David Edgell 739-3090

This Office would like to thank the community of Bridgeville for their efforts to continue to support and embellish their comprehensive plan. This office finds that the proposed revisions to Map 9 of the adopted 2006 comprehensive land use plan will:

- Clarify the future land uses of several areas within and around the Town.
- Provided possible future industrial lands for economic development within Western Sussex County.
- Ensure compliance between the future land use map of the adopted comprehensive plan and existing and future zoning regulations developed by the community.

This office looks forward to working with the Town to continue to implement their comprehensive plan and provide further assistance to remediate future concerns regarding growth within the Bridgeville area. If you have any questions, please contact this Office.

State Historic Preservation Office (SHPO) – Contact: Terrence Burns 739-5685

No comments received

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) One of the biggest changes DelDOT sees Map 9 is in the uses proposed for specific areas to be annexed. DelDOT sees one large area north of the town, approximately centered on where Alternate Route 404 (Newton Road, Sussex Road 584) crosses the Norfolk Southern Railroad line, where the proposed use would be changed from RPC/Commercial (previously Master-Planned Residential Mix) to Industrial/Commercial (previously Retail-Office-Residential Mix). DelDOT also sees three areas where the opposite change would be made: two smaller areas, on the southwest corner of US Route 13 and Fawn Road (Sussex Road 600) and the southwest corner of US Route 13 and Bridgeville Branch; and one large area on the northeast corner of US Route 13 and Delaware Route 18 (Cannon Road). What is the Town's reasoning behind these changes and for that matter the designation of any areas one way or the other? It is not readily apparent to us from the Plan and there is no text change proposed to indicate why the Town is making these changes. An explanation would prove helpful.
- 2) Another major change we see is in the descriptions of the uses proposed for areas to be annexed. The descriptions formerly designated Master-Planned Residential Mix and Retail-Office-Residential Mix would change to RPC/Commercial and Industrial/Commercial, respectively. DelDOT understands that the intent is to "better reflect current and future land zoning types," but what specific aspects of the Town are zoning Code is being addressed here? DelDOT is concerned that both of the designations now emphasize commercial uses and the land areas so designated appear quite large relative to the population and employment forecasts for the area. Ideally, they would suggest a more stratified land use map, clearly designating residential (with perhaps neighborhood commercial uses), retail, and office/industrial areas.
- 3) In specific response to development issues and their transportation ramifications, the consultant for DelDOT, McCormick Taylor, is performing a corridor study for US Route 13 from Rifle Range Road to Delaware Route 18. They expect to receive the results of that study near the end of this month and would like to share those results with the Town in October. It is recommended that the Town defer finalizing this map until after they have had an opportunity to review the results and discuss them with DelDOT.

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

No comments received

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

No comments received

Department of Agriculture - Contact: Scott Blaier 739-4811

The Department has no objections to the proposed amendment. The Department understands that the purpose of the amendment is to clarify the maps accompanying the town’s recently certified comprehensive plan.

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 Division of Public Health- Health Promotion Bureau- contact Michelle Eichinger (302) 744-1011

No comments received.

Delaware State Housing Authority – Contact Vicki Powers 739-4263

No comments received.

Department of Education – Contact: John Marinucci 735-4055

No comments received.

Sussex County – Contact: Richard Kautz 855-7878

The town is encouraged to avoid the creation of new enclaves when annexing, to eliminate existing enclaves during its negotiation of the annexation agreement, and to notify the Sussex County Planning Department when the annexation becomes effective.

Approval Procedures:

Once the Planning Commission and Council have taken action on these amendments, please forward a copy of the any ordinances (approval or denial) relating to these amendments, any changes to the written section of you plan if the amendments are approved and an update map, if applicable, so that we can update our records.

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

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name.

Constance C. Holland, AICP
Director