



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

April 22, 2009

Ms. Doris Adkins
Town of Greenwood
100 W. Market Street
P.O. Box 216
Greenwood, DE 19950

RE: PLUS 2009-03-03; Town of Greenwood Comprehensive Plan Amendment

Dear Ms. Adkins:

Thank you for meeting with State agency planners on March 25, 2009 to discuss the proposed Town of Greenwood draft comprehensive plan amendment to change the map title and some of the uses of selected parcels as noted on the application.

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: Bryan Hall 739-3090

The Office of State Planning and Coordination has no objections to the proposed amendment to the Town of Greenwood Comprehensive Land Use Plan. This office looks forward to working with the Town to develop ordinances to protect such resources as source water and historical and cultural resources as part of the implementation of the current comprehensive plan. If you have any questions regarding the implementation of your community's comprehensive plan or if you would like to schedule a meeting to discuss possible ordinances, please call my office.

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

Greenwood's Comp Plan update references historic aspects of the community, the downtown and the surround agrarian landscape as worthy of preserving. A potential historic district was identified in Greenwood that includes a majority of the town as early as 1992, and was supported by a survey completed in 1999. The State Preservation Office offers the town of Greenwood the opportunity to speak with town officials about the potential for listing the eligible sections of the community in the National Register of Historic Places and about the incentives available for private property owners of both income producing and residential properties. If you have any questions, or would like to discuss this issues further, please contact Alice Guerrant at (302) 736-7412.or by e-mail at alice.guerrant@state.de.us.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

The Town of Greenwood seeks to amend their comprehensive plan to correct a map title the proposed future uses of selected parcels. DelDOT has no objection to this amendment.

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

Water Resource Protection Areas

The Ground-Water Protection Branch (GPB) has reviewed the Town of Greenwood Comprehensive Plan Amendment. The Town has submitted a replacement for Map 6 Proposed Zoning Map.

In comparing this amended map to the map in the 2008 certified Comprehensive Land Use Plan, GPB found an additional parcel zoned for Manufacturing and Industrial Use. The Statewide 2007 Photo GIS shape-file shows the parcel as vacant. This parcel falls entirely within a delineated wellhead protection area for Greenwood Water.

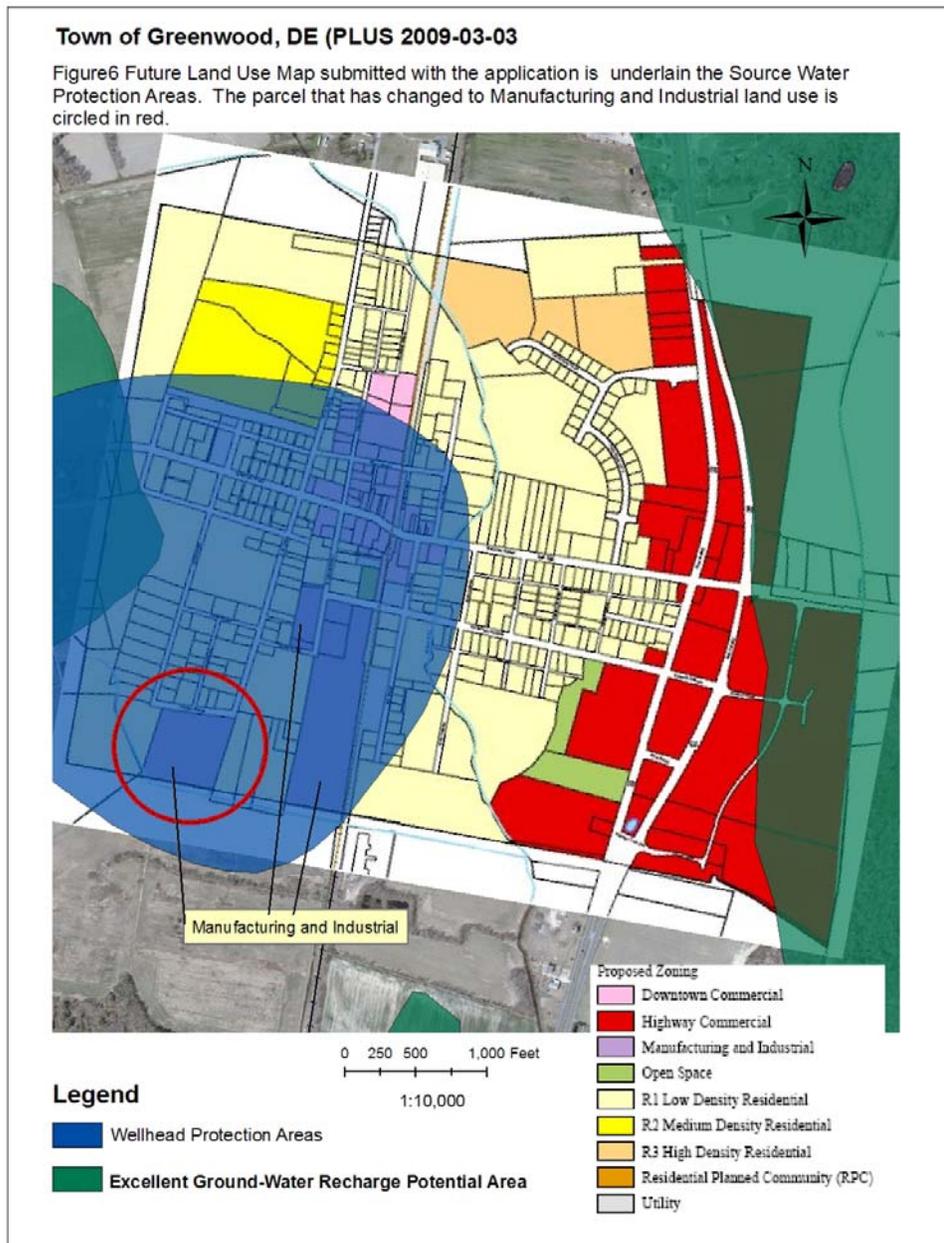
The wells associated with this well field draw water from the surficial aquifer. Manufacturing or Industrial land use is associated with multiple types of contaminants. This type of land use is also associated with large areas of impervious surface. Zoning to this type of land use has the potential to reduce the quality and quantity of Greenwood's water supply.

In PLUS application 2007-10-15, the Town of Greenwood expressed that they will provide protection for their source water resources when the town's population exceeds 2000 persons. It would benefit the Town to develop ordinances before that time. This timely action would protect those critical areas from activities and substances that may harm water quality and subtract from overall water quantity.

GPB recommends:

- Develop and adopt a source water ordinance
- Do not re-zone to this type of land use

In addition, because the wellhead protection area the source of public drinking water, the storage of hazardous substances or wastes should not be allowed within the area unless specific approval is obtained from the relevant state, federal, or local program.



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

No comments were received for this amendment.

Department of Agriculture - Contact: Scott Blaier 739-4811

The Department has no objections to the town’s comprehensive plan amendment to correct the land-use map adopted with it recently certified comprehensive plan.

Public Service Commission - Contact: Andrea Maucher 739-4247

No comments received regarding this amendment.

Delaware Economic Development Office – Contact: Jeff Stone 672-6849

No comments received regarding this amendment.

Delaware Division of Public Health- Health Promotion Bureau- Contact: Michelle Eichinger (302) 744-1011

No comments received regarding this amendment.

Delaware State Housing Authority – Contact Vicki Powers 739-4263

No comments received regarding this amendment.

Department of Education – Contact: John Marinucci 735-4055

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.

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.
 - Transportation system connections and availability to support multimodal access within the community, to include but not limited to walk paths, bike paths, and safe pedestrian grade crossings.
 - Transportation road system adequacy to accommodate bus and delivery vehicle traffic 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.
1. 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.
 2. 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.

3. The DOE offers its support to assist and participate by coordinating with this municipality, the local school districts the County, the Office of State Planning Coordination as well as other school districts and stakeholders as future development and annexations may be considered.
4. DOE has no comments regarding the Comprehensive Plan amendment under consideration.

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 project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP
Director, State Planning Coordination