



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

October 23, 2012

Mr. Charles McMullen  
Town of Ocean View  
P.O Box 03  
Ocean View, De 19970

RE: 2012-09-02; Town of Ocean View Comprehensive Plan Amendment

Dear Mr. McMullen:

Thank you for meeting with State agency planners on September 26, 2012 to discuss the proposed Town of Ocean View draft comprehensive plan amendment to change the Town's Future Land Use Map so that it is aligned with the recently adopted zoning code and zoning map.

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.

***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.

There are no certification issues with the proposed changes.

***Recommendations:*** Our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

This office has received the following comments from State agencies:

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

This office has no objection to the proposed comprehensive plan amendment; however, the office recommends that the Town work closely with its solicitor to meet all requirements necessary to complete the amendment process. If you have any questions please feel free to call.

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

- DelDOT can understand that it may be a matter of practicality in some instances to adjust the Comprehensive Plan to match the Zoning Code and Map. However, with regard to planning theory, the Future Land Use Map in the Plan should be a guiding document for how the Town wants development to occur and the Zoning Code and Map should be tools to implement that vision. We urge the Town to act with that in mind.
- While this is probably not the right time to address it, DelDOT recommends that the Town consider splitting the Commercial/Residential designation in the Growth Area on their Future Land Use Map. Designating such a broad range of uses gives the reader little guidance as to what might be appropriate there.

**Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include a revised version of the Future Land Use Map as well as any text that is necessary to amend the comprehensive plan and describe the change. Approval of the amendment does not change the date of certification. The Town of Ocean View will need to review their plan in 2015 and update in 2020.**

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, Office of State Planning Coordination