



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

August 12, 2013

Mr. Max B. Walton, Esquire  
Connolly Gallagher LLP  
267 East Main Street  
Newark, DE 19711

RE: PLUS 2013-07-13; Town of Bethany Beach Comp Plan Amendment

Dear Mr. Walton:

Thank you for meeting with State agency planners on July 24, 2013 to discuss the proposed Town of Bethany Beach comprehensive plan amendment to designate several lots as commercial on the Future Land Use map and add text language to the comprehensive plan to allow for the creation of a new zoning district, CL-1 (Commercial Lodging District). As noted in the PLUS application, most of the lots comprise the Bethany Arms Motel property and are currently operating as a non-conforming use. This comprehensive plan amendment is the first step to rezoning the property to make the zoning consistent with the actual use.

The State has no objections to the comprehensive plan amendment and has no comments regarding the proposed rezoning of the property. Please note that if any new construction is planned for this site, the owners should contact this office to determine if a PLUS review is required.

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 the text changes to the plan and a copy of the ordinance or resolution adopting the amendment.

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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". The signature is written in black ink and is positioned above the typed name and title.

Constance C. Holland, AICP  
Director, Office of State Planning Coordination

Cc: Town of Bethany Beach