



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

August 20, 2014

Ms. Dolores Slatcher
City of Seaford
414 High Street
Seaford, DE 19973

RE: PLUS 2014-07-01, Seaford Comprehensive Plan Amendment

Dear Ms. Slatcher,

Thank you for meeting with State agency planners on July 23, 2014 to discuss the proposed Comprehensive Plan Amendment for the City of Seaford. According to the application, the City desires to amend the existing comprehensive plan to include annexed areas, street additions, extensions, and name changes since the last Plan revision. Of specific importance is the change to the future land use map to show the National Guard property from R to M-1.

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 Office of State Planning has no objections to the amendment as presented; however, we do agree with the comments from the agencies below. We ask that the following comments from State agencies be considered as you move forward with the adoption of this amendment or as you begin to update your plan

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- From the maps presented, it is difficult to identify specific changes, even when comparing them side by side with the maps in the currently adopted Plan. If possible, DelDOT suggests the changes be listed or described in text as part of the ordinance to adopt so that they can be identified and understood more easily.
- DelDOT understands that only map changes are proposed at present. However, some of the map changes suggest a need for text change. Here are three examples of changes that might warrant discussion in the text of the plan:

- The Seaford Community Swim Center and the Hooper’s Landing Golf Course have been added to the Community Facilities map.
- Three road improvement projects have been removed from the “Intersection Improvements” list on the Transportation Plan, recognizing the completion of those improvements.
- On the Historic and Cultural Plan, two sites have been removed from the list of Historic Sites and one site has been added.

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

- DNREC understands that this amendment is intended only to address the Comprehensive Plan map series, to include areas that had been annexed into the City since the last Plan revision and include street additions and extensions and name changes since the last Plan revision. DNREC noted that there were some discrepancies between our Natural Areas data and the Natural Areas depicted on the Conservation and Recreation Plan map; there is also some Key Wildlife Habitat associated with the Nanticoke River that should be indicated on the map. DNREC further understands that the City will be undertaking a comprehensive update in a couple of years. The Department will furnish the City with the most up-to-date data for their Conservation and Recreation Plan and Source Water Protection Overlay District maps. DNREC will also provide data to incorporate seal level rise in your maps and planning efforts.

Department of Agriculture - Contact: Scott Blaier 739-4811

- The Department of Agriculture encourages the city to periodically update its planning maps with regard to Farmland Preservation district/expansions and easements. There have been some changes within the planning area since this set of maps was created. Please feel free to contact the Department of Agriculture to acquire those GIS layers (698-4532).

Once the amendment is voted on by Planning and Zoning and/or Town Council, please forward a copy of the decision regarding the amendment to this office for our files. Thank you for the opportunity to review this amendment. If you have any questions, please contact me at 302-739-3090.

Sincerely,



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

CC: Sussex County