



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

September 19, 2012

Mr. Jesse Savage
Town of Bridgeville
101 North Main Street
Bridgeville, DE 19933

Mr. John McDonnell
Town of Greenwood
P.O. Box 216
Greenwood, DE 19950

RE: PLUS review – 2012-08-06; Master Plan comprehensive plan amendment

Dear Mr. Savage and Mr. McDonnell:

Thank you for meeting with State agency planners on August 22, 2012 to discuss the proposed changes to the land use designations and land use maps as a result of a master planning project to implement the Chesapeake Bay TMDL's. Please note that changes to your plans, 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 is working with both towns regarding the master planning process and we support your efforts to update your future land use designations and future land use map. Once the master plan document is completed, it should be included as an appendix to the plan.

Please consider the following comments regarding the proposed amendment to your plan:

Department of Transportation – Contact Bill Brockenbrough 760-2109

- DelDOT understands that the master planning effort was done for the purpose of environmental planning, particularly with regard to planning for wastewater facilities. They have no comments in that regard. If the Towns wish to engage in detailed transportation planning, for example the creation of a Transportation Improvement District as contemplated in DelDOT's pending amendments to the Standards and

Regulations for Subdivision Streets and State Highway Access, a further, more rigorous, effort will be required, especially with regard to employment in the Mixed Use and Nonresidential areas.

- Preliminarily, DeIDOT sees nothing about the use of the Parcel-based Composite as the Future Land Use Map that would cause them to change recommendations made in development-specific Traffic Impact Study reviews or the 2009 Bridgeville US 13 Corridor Study. However, there are significant areas marked as Non-Residential that presently are rural in character. Without knowing more specifically how and when these areas are expected to be developed, it would be difficult to plan for transportation in this area in more detail than we have already.

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

- As DNREC is a stakeholder in the master planning process, they have been active in the meetings. They will continue to be a part of the process and reserve the right to comment on the comprehensive plan amendments at a later date.

Once the amendment is approved, please forward a copy to our office for inclusion in our records of your certified comprehensive plan. Please note that an amendment to the plan does not alter the certification date or the date the plan needs to be updated.

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