



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

February 22, 2023

Stacey Long
Town of Selbyville
1 W Church Street
P.O. Box 106
Selbyville, DE 19975

RE: PLUS review – 2023-01-08; Selbyville Comprehensive Plan Amendment –
Mumford Property

Dear Ms. Long,

Thank you for meeting with State agency planners on January 25, 2023 to discuss the proposed Town of Selbyville comprehensive plan amendment. According to the application, the Town desires to amend one parcel (533-16.00-39.00) on the Future Land Use Map within their Certified Comprehensive Plan to depict the parcels as being Commercial instead of the current Future Land Use designation of Residential.

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: Dorothy Morris 302-739-3090

This project is located in a Level 2 investment area, which is consistent with the 2020 Strategies for State Policies and Spending.

Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Development in Level 2 is consistent with the 2020 Strategies for State Policies and Spending; therefore, the Office of State Planning Coordination has no objections to this Comprehensive Plan Amendment.

The town should be aware that, if the comprehensive plan amendment is approved and a development moves forward, the site plan may be required to come through the PLUS process. If this development moves forward the town should consult their PLUS Memorandum of Understanding to determine if a PLUS review is required.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- DelDOT has no comments on the proposed amendment. DelDOT notes that should the parcels involved be developed in the future they will still need to apply for any applicable reviews and/or permits.

Department of Natural Resources and Environmental Control – Contact Clare Quinlan 735-3495

Disclaimer Clause: Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

- DNREC reviewers have no comments, concerns, or objections to the proposed amendment.

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

DEMA has no objections to the changing of the comprehensive plan. The following recommendations apply only if construction occurs.

Proposed Project Parcel Flood Concern

- This is located within an area of **Minimal Flood Concern of 1000 years or greater.**

Parcel Status within County Evacuation Zone Location

- The parcel is not located within a Sussex County Evacuation Zone.

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report: an increase from 2010 at 208.90 persons per square mile.
- The specific census block(s) the project is located on has a total population of 0, though, with development, this will undoubtedly change.

- The adjacent blocks aggregate brings the area to a total population of 28.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

Expected Annual Loss

× Social Vulnerability

÷ Community Resilience

= Risk Index

- According to FEMA's National Risk Index, the parcel is considered **very low** for overall natural hazards risks.
- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.
- Its community resilience and social vulnerability is rated as **relatively moderate**.

Renewable Energy Commitment

- Regarding energy use and consumption, the parcel utilizes electricity as the predominant fuel type for heating purposes.
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure.
- Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs where applicable and allowable, and the like.

State Historic Preservation Office – Contact Carlton Hall 736-7400

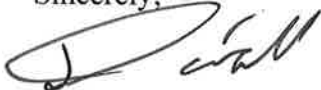
- There are no known archaeological sites or National Register listed properties on the parcel. within the parcel.
- The parcel itself seems relatively unchanged as far back as historic maps and aerials would indicate. With the exception of agricultural activity, the parcel seems relatively undisturbed. Considering that historic structures are indicated adjacent to the parcel on historic maps, it is possible that materials associated with these agricultural complexes might remain in the parcel. The historic maps also indicate that Old Dupont Road and Cemetery Road are adjacent to the parcel and date back to the early 20th century. All of these factors indicate a medium to high probability for archaeological resources.
- This office recommends that an archaeologist perform a site visit to identify potential archaeological materials in the project area.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

- The Office of the State Fire Marshal has no comment on this Comprehensive Plan amendment.

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,



David L. Edgell, AICP
Director, Office of State Planning Coordination