



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

March 22, 2023

James Dedes
Town of Dewey Beach
105 Rodney Avenue
Dewey Beach, DE 19971

RE: PLUS review – 2023-02-01; 100 Buena Street – Dewey Beach Comprehensive Plan Amendment

Dear Mr. Dedes:

Thank you for meeting with State agency planners on February 22, 2023 to discuss the proposed Dewey Beach comprehensive plan amendment. According to the application, the town desires to amend parcel 334-20.18-74.00 on the Future Land Use Map within the Certified Comprehensive Plan to depict the parcel as being Resort Residential instead of the current Future Land Use designation of Resort Business.

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 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 Map Amendment.

The town should be aware that, if the comprehensive plan amendment is approved and any new development is proposed, the site plan may be required to come through the PLUS process. If a new project on this site 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.

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 objections to the proposed amendment.

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

DEMA has no objections, concerns, or comments regarding the Comprehensive Plan Amendment. It should be noted that the below review is general knowledge about the location.

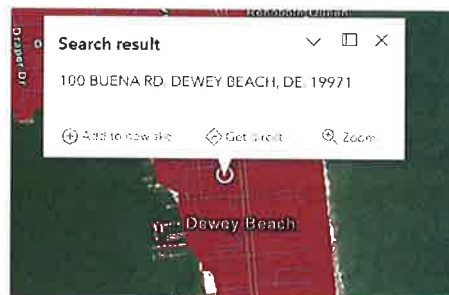
Proposed Project Parcel Flood Concern

- This/These parcel(s) is/are located within an area of **1% Flood Concern for 100 years.**

Parcel Status within County Evacuation Zone Location

- The parcel(s) is/are located within the Sussex County Evacuation Zone A.

DE_EvacuationZone



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

- The parcel(s) is **not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

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 **1**, though, with development, this will certainly change.
- The adjacent blocks aggregate brings the area to a total population of **80**.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk of 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, 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(s) is considered **relatively moderate** for overall natural hazard 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 is rated relatively moderate while its social vulnerability is rated **relatively low**.

Renewable Energy Commitment

- 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

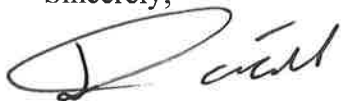
- No archaeological concerns with this project. Anything that would have been there, whether historic or precontact, is most likely long gone.

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

- The Office of the State Fire Marshal has no objection to the approval of this comprehensive plan amendment.
- Although not a requirement of the Delaware State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider the benefits of residential fire sprinkler protection in all residential dwellings.

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