STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

May 19, 2025

Carlton Savage, Jr.
Scaled Engineering
20246 Rd 273A,
Rehoboth Beach, DE 19971

RE: PLUS review – 2025-04-01; 1534 Savannah Road Rezoning

Dear Mr. Savage:

Thank you for meeting with State agency planners on April 23rd, 2025 to discuss 1534 Savannah Road Rezoning. According to the information received, you are seeking review of a proposed rezoning application to change the zoning of the subject parcel from Agricultural Residential (AR-1) to Medium Commercial (C-2).

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 developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

This project is located in a Level 1 investment area, which is consistent with the 2020 Strategies for State Policies and Spending.

Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Development in Level 1 is consistent with the 2020 Strategies for State Policies and Spending; therefore, the Office of State Planning Coordination has no objections to this rezoning provided it meets the relevant codes and ordinances of Sussex County.

We would note, however that if future development on this site meets the PLUS criteria, the applicant must come back to this office for a PLUS review on the planned development.

Code Requirements/Agency Permitting Requirements

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

- DelDOT has no comments on the proposed rezoning. DelDOT notes that if the property is developed in the future all applicable reviews and permits will still be required.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

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 or concerns at this time

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- No Delaware Department of Agriculture code or regulations apply to this PLUS project.

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

- DEMA has no objections or concerns to the rezoning application.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There is a known archaeological site on the parcel. The soil is well drained and near the Ebenezer Branch. If there are plans to actually put in a parking lot, our office would like to reassess.
- Delaware SHPO is recommending archaeological survey prior to any ground disturbing activities with no information included in the prior survey.
- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

- This Agency has no objection to the re-zoning request. The information provided below shall be considered when plans are being designed.

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Business)

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.

- Buildings greater than 10,000 sq. ft., 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.

- Show Fire Lanes and Sign Detail as shown in DSFPR

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Savannah Road must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.

- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not

more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations.”

- Proposed Use

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units

- Square footage of each structure (Total of all Floors)

- National Fire Protection Association (NFPA) Construction Type

- Maximum Height of Buildings (including number of stories)

- Townhouse 2-hr separation wall details shall be shown on site plans

- Note indicating if building is to be sprinklered

- Name of Water Provider

- Letter from Water Provider approving the system layout

- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered

- Provide Road Names, even for County Roads

If the rezoning is approved and the parcel is developed, the applicant should contact the local jurisdiction to determine if an additional PLUS review is required for the development. Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

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

Attachments:

- Sussex County Planning & Zoning Comments
- Sussex County Engineering Department Comments

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
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Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
April 23rd, 2025
April PLUS Comments
Sussex County Department of Planning & Zoning

Review and Discussion: 1534 Savannah Road Rezoning (AR-1 to C-2) (2025-04-01)
County: Sussex County
Municipality: Unincorporated
Location: East side of Savannah Road (Route 9 Bus) & approximately (600) feet east of the intersection of Savannah Road (Route 9 Bus) and Wescoats Road.
Project: Review of a proposed Change of Zone from an Agricultural Residential (AR-1) District to a Medium Commercial (C-2) District on a parcel comprised of approximately 73.5 +/- acres.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department to schedule a pre-application meeting with staff to discuss the proposed project by calling (302) 855-7878.

Following submission to the County, staff will review the Preliminary Site Plan, where more detailed comments will be provided to the Applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.

Please note that the following are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission or County Council may wish to make as part of any application submitted to the Department.

Tax Parcel ID: 335-12.06-52.00

Zoning: The Parcel is currently zoned Agricultural Residential (AR-1) District.

Proposed: This proposal consists of a Change of Zone to amend the Zoning District of the Parcel from an Agricultural Residential (AR-1) District to a Medium Commercial (C-2) District to accommodate a (5,000) square foot medical office use. Permitted uses within the (C-2) Zoning District include offices, institutional medical facilities, as well as medical clinics.

Density: N/A

Applicability to Comprehensive Plan: The Parcel lies within the Future Land Use Map Designation of "Coastal Area" (per the 2018 Comprehensive Plan). Coastal Areas are growth

areas that the County encourages only the appropriate forms of concentrated new development, especially when environmental features are in play. The Coastal Area designation is intended to recognize the characteristics of both anticipated growth and ecologically important and sensitive characteristics. The Plan notes, "this region contains ecologically important and sensitive characteristics as well as other coastal lands which help to absorb floodwaters and provide extensive habitat for native flora and fauna" (2018 Sussex County Comprehensive Plan, 4-15). Additionally, the Plan also notes that Coastal Areas "also has significant impact upon water quality within the adjacent bays and inlets as well as upon natural the region's various habitats" (2018 Sussex County Comprehensive Plan, 4-15). In terms of guidelines for growth in the Coastal Area, the Plan notes that "retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home" (2018 Sussex County Comprehensive Plan, 4-15).

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories," the Medium Commercial (C-2) Zoning District is listed as an applicable zoning district in the Coastal Area (Sussex County Comprehensive Plan, 4-25).

Open Space Provisions: N/A

Interconnectivity: The Plan appears to include vehicular connection and a shared ingress/egress with Parcel #335-12.05-14.02.

Transportation Improvement District (TID): N/A - The property is NOT located in the Henlopen Transportation Improvement District (TID).

Agricultural Areas: N/A

Forested Areas: Staff appreciate efforts to conserve as many mature trees as possible on project sites.

Wetlands/Waterways: N/A

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): Per the County's Online Mapping System and data from the State of Delaware, there are no Tax Ditches or related Tax Ditch Rights-Of-Way on the property. Staff note that the subject property is located within areas of "Good" and "Excellent" groundwater recharge and in Flood Zone "X" – Areas determined to be outside the 1% annual chance flood and outside the 500-year floodplain. Staff note that there are no Wellhead Protection Areas present on the site.

Please note, data indicates a majority of the Parcel lies within an area of Excellent Groundwater Recharge. Per County Code (§89-7: Excellent groundwater recharge areas), any site plan

submitted will be required to submit an environmental assessment report and demonstrate compliance with the impervious quotient thresholds and all requirements regarding groundwater recharge in (§89-7) prior to site plan approval.

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Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person
Room 133, Haslet Armory
122 Martin Luther King Jr. Blvd., South
Please see https://publicmeetings.delaware.gov/ for link to on-line access
April 23, 2025

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**

II. 9:00 AM **Review and Discussion: Fenwick Self Storage (2025-04-03)**
County: Sussex **Municipality:** Unincorporated
Location: Fryers Land Park of Lighthouse Road (Rt. 54)
Project: Review of a proposed site plan for the development of a self-storage facility on land zoned C-1 (General Commercial). The site is classified as State Strategies Level 3.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

III. 9:30 AM **Review and Discussion: Woodbridge School District (2025-04-07)**
County: Sussex **Municipality:** Unincorporated
Location: Woodbridge Road.
Project: Review only of a proposed school site feasibility study. Woodbridge School District is exploring the option to construct a new middle school at the existing high school campus, with an estimated capacity of 650 students. The site is classified as State Strategies Level 4.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

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The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

IV. 10:00 AM **Review and Discussion: 1534 Savannah Bridge Rezoning (2025-04-01)**
County: Sussex **Municipality:** Unincorporated
Location: 1534 Savannah Road, Lewes, DE 19958
Project: Review of a proposed rezoning application to change the zoning of the subject parcel from AR-1 (Agricultural Residential) to C-2 (Medium Commercial). The applicant intends to establish a medical office use. The site is classified as State Strategies Level 1.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

V. 10:15 AM **Review and Discussion: Sussex FLUM Amendment 135-11.00-65.00 (2025-04-06)**
County: Sussex **Municipality:** Unincorporated
Location: Lewes-Georgetown Highway, Georgetown, DE
Project: Review of a potential Future Land Use Map amendment for Sussex County Parcel 135-11.00-65.00 to change the designation from Low Density Area to Commercial Area. The site is classified as State Strategies Level 4.

The project is within a Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VI. 10:30 AM **Review and Discussion: NCC Ordinance – Notice of Record Plans (2025-04-04)**
County: New Castle **Municipality:** Unincorporated
Location: East side of Roxana Road (Rt. 17), 580' south of Route 26.
Project: Review of a proposed local government ordinance amending New Castle County Code Chapter 40, Section 40.31.114, regarding notice requirements for record plans.

VII. 10:45 AM **Review and Discussion: McKee Summit Bridge Storage (2025-04-02)**
County: New Castle **Municipality:** Middletown
Location: 0 Summit Bridge Road, Middletown, DE 19709
Project: Review of a site plan for the development of a climate-controlled self-storage facility and covered RV parking on 5.44 acres zoned C-3 (Employment/Regional Retail). The site is classified as State Strategies Level 1.

VIII. 11:15 AM **Review and Discussion: St. John Properties Middletown Site (2025-04-08)**
County: New Castle **Municipality:** Middletown
Location: 1023 Bunker Hill Road, Middletown, DE 19709
Project: Review of a proposed subdivision of 75.8 acres currently zoned MI (Manufacturing Industrial), proposed to be rezoned to R-3 (Multi-Family Residential) and C-3 (Employment/Regional Reail) for 445 +/- townhomes and 215,520 sq. ft. of flex space. The site is classified as State Strategies Levels 1 and 2.

IX. 11:45 AM **Review and Discussion: city of Harrington 2025 Comprehensive Plan (2025-04-05)**
County: Kent **Municipality:** Harrington
Project: Review of the City of Harrington's 2025 Comprehensive Plan Update.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.