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

September 19, 2025

Eric W Wahl
Pennoni Associates, Inc
18072 Davidson Dr.
Milton, DE 19968

RE: PLUS review – 2025-08-07; Straight Line Solutions Shopping Center

Dear Mr. Wahl:

Thank you for meeting with State agency planners on September 3rd, 2025 to discuss Straight Line Solutions Shopping Center. According to the information received, you are seeking review of a proposed annexation of the site into the Town of Georgetown and rezoning to Highway Commercial for development of a shopping center with flex space. This project includes rezoning and site plan review for an approximately 55-acre site, currently zoned AR-1 and C-1 (Agricultural Residential District and General Commercial), with a proposed zoning of HC (Highway Commercial) under Georgetown.

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, once annexed, Georgetown is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the Town.**

Strategies for State Policies and Spending

The following comments are contingent upon annexation approval by the Town of Georgetown.

The current Town of Georgetown plan was certified in 2021 which he current Town of Georgetown Plan was certified which was after the adoption of the most recent Strategies for State Policies and Spending.

> According to page 84 of the 2020 Strategies for State Policies and Spending:
> Any plan updates that involve changes to growth and annexation areas in the next five years will be reviewed through the PLUS and certification processes. If, after evaluation, It is determined that an expansion of a growth or annexation area is warranted the plan will be certified. Any part of the certified new growth or annexation area will be considered to be "in compliance" with the *State Strategies*. The area will be incorporated in the next update of the *State Strategies* (scheduled for 2025) and assigned an updated Investment Level at that time.

The Cabinet Committee on State Planning Issues is currently updating the 2020 strategies document. The adoption is expected to be complete by December 2025. While we are unaware of what Strategies level this property will be in the 2025 Strategies document, we do recognize that this project is within the Town of Georgetown comprehensive plan with a designation of Highway Commercial. Therefore, once annexed, this office considers this property to be in compliance with the Strategies for State Policies and Spending.

With that said, based on State agency comments, if there are environmental or other constraints to development, this office will support the agency concerns and mitigation measures recommended.

Code Requirements/Agency Permitting Requirements

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

- The site access on all State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- The location proposes access on to DuPont Boulevard (US Rt. 113). US Rt. 113, at this location, is within an area regulated by the Corridor Capacity Preservation Program (CCPP). See Section 1.2 of DelDOT's Development Coordination Manual and Section 145, Title 17 of the Delaware Code for additional, specific information on the CCPP. The goal of the Program is to maintain the capacity of the existing highway by managing access along it. Please contact our office for specific information concerning access controlled by the CCPP.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- In terms of traffic analysis and based on the requirements of the Development Coordination Manual this proposed project will require a Traffic Impact Study (TIS). As discussed in the PLUS meeting the developer has already begun this process. Please complete and finalize the study to identify any frontage or off-site improvements necessary.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, "**A 40-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with State maintained roadways. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

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.

Tax Ditches
Prong 2 of the Mifflin Tax Ditch lies on the northern property boundary of the site. Sub 2A Prong 2 of the Mifflin Tax Ditch lies on the northwestern and southern property boundaries and also splits the property east-to-west. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during maintenance. Tax ditch ROWs vary by channel size and location. Prong 2 of the Mifflin Tax Ditch has a 41-foot to Centerline (CL) and a 30-foot to Top of Bank (TOB) ROW extending into the project boundary. Sub 2A Prong 2 of the Mifflin Tax Ditch has an 80-foot to Top of Bank (TOB) ROW extending into the project boundary.

- If the site and/or stormwater management features are designed to discharge into Prong 2 or Sub 2A Prong 2 of the Mifflin Tax Ditch, located at the property boundaries, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information if necessary.

- Proposed structures or construction lies within the existing tax ditch ROW. To reduce or change existing tax ditch ROWs, a Court Order Change must be submitted by the DNREC Drainage Program. The associated Land Development Project Review Request form is attached, as well as the aerial drainage map.

- Contact the DNREC Drainage Program to discuss the on-site tax ditch ROWs prior to the project application meeting with the appropriate plan review agency for construction stormwater management.

- Permanent obstructions including, but not limited to, stormwater management facilities, buildings, sheds, streets, wells, and septic systems are not allowed within the tax ditch ROWs.

- Existing tax ditches on the property must be surveyed and compared to tax ditch design specifications for effective function. The channel should be cleared or excavated prior to the construction of the project if needed.

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream or create any off-site drainage problems downstream due to increases in stormwater.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines:
https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Stormwater Management
The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Hydrologic Soils Group
Hydrologic Soil Group D, poorly and very poorly drained soils, have been identified on 100% of the site. These soil types could worsen existing drainage issues if present and are typically not

conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins. These practices must meet minimum infiltration requirements.

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Wastewater Disposal Systems – Large Systems
For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Wetlands and Waterways
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands in the northern and western portions of the site, as well as a potential blue line stream located on the northern property boundary. The application indicates that wetlands have been delineated. The preliminary plan proposes to disturb approximately 7 acres of non-tidal wetlands and proposes no impacts to the perennial stream.

State Requirements:

- Include all wetland boundaries, streams, and waterways on site plans.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.
Website: https://dnrec.delaware.gov/water/wetlands/

Federal Requirements:

- Wetlands on this site may be regulated by the U.S. Army Corps of Engineers. Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

- The DNREC Wetlands and Waterways Section encourages the applicant to contact the U.S. Army Corps of Engineers to confirm whether an approved delineation has already been completed on-site.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.
Website: https://dnrec.delaware.gov/coastal-programs/coastal-management/

Tricolored Bat
The tricolored bat (*Perimyotis subflavus*) may occur on the site due to habitat suitable for such species existing within the project boundary. This species is federally listed as endangered and is protected under the U.S. Endangered Species Act.

- Consult with the U.S. Fish and Wildlife Service to determine what permits or surveys may be required. Projects should be submitted through the Information for Planning and Consultation tool as well as the Range-wide Northern Long-eared Bat determination key through the U.S. Fish and Wildlife Service at https://ecos.fws.gov/ipac/.

State Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Federal Contact: U.S. Fish and Wildlife Service, Chesapeake Bay Ecological Services Field Office at (410) 573-4599. Website: https://www.fws.gov/office/chesapeake-bay-ecological-services

Air Quality – Particulate Emissions
Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/permitting/

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

Proposed Project Parcel Flood Concern

- This parcel 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 yet 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 Plant.

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

- The Delaware SHPO does not recommend development in Level 4 areas. There are no known National Register-listed or eligible properties on the parcel. The parcel is bordered to the north by a tributary of Mifflin Ditch**.** Soils are poorly drained, and it appears there are wetlands on the parcel. The disturbance on the eastern un-forested area includes the demolition of a prior structure and construction of a parking lot and new structures. There is too much disturbance to lead to historic resource potential**.** There is low precontact and historic archaeological potential. Therefore, no survey needed.

  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 informational only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

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)

- 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 Dupont Boulevard 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)

- 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

Recommendations

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

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

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

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

Removal of Mature Forest within Key Wildlife Habitat and Delaware Ecological Network
The preliminary plan proposes the elimination of approximately 21 of 43 acres of forest on the site. An analysis of historical data indicates that the forest area located on the northern and western portions of the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible.

- The forest and forested wetlands on this property are mapped as a Key Wildlife Habitat in the Delaware Wildlife Action Plan because they are part of a large forest block and wetland complex that can support an array of plant and animal species across the landscape.

- The forested area on this site occurs within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value. Avoid disturbance within these habitats.

- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Forested Wetlands and Vegetated Buffer Zones
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the northern and western portions of the site. This habitat type is known to

support an array of plants and animals, most notably wetland dependent species such as amphibians.

To reduce impacts to these species, the following is recommended:

- Do not disturb forested wetlands. Maintain an upland buffer of at least 100 feet along all wetlands, waterways, and sensitive habitats, except tax ditches, including those containing existing forest or natural vegetative cover.

- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.

- Maintain vegetated buffer zones as native species meadows or forest.

- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.

- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Tax Ditches

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Waterways Section prior to clearing and/or excavating ditch channels.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines:
https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Stormwater Management

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Air Quality – Design to Minimize Mobile Source Emissions
Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- This site lies within Sussex County. Ambient air quality in this area may not meet Federal Air Quality Standards.

- Consider designing the project to connect to local pedestrian and bicycle networks, as well as public transit. The closest bus stop appears to be less than 1 mile from this site to the south. Designing for travel alternatives has the potential to minimize the overall tailpipe emissions associated with the use of this site.

- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/mobile-sources/

Sustainable Practices

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.

- Consider installing electric vehicle charging stations for customers and employees. Installation costs can vary significantly depending on the parking and electricity distribution at a given location, so it is often easier and cheaper to plan for the installation at construction, rather than doing costly retrofits later. The DNREC Division of Climate, Coastal and Energy offers rebates of up to 80% of the cost of the charging station for commercial, multi-unit dwelling and other public properties. These programs address climate change goals of reducing greenhouse gas emissions and improving

overall air quality (https://dnrec.delaware.gov/climate-coastal-energy/clean-transportation/).

- Consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities ((https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- On large expanses of impervious surfaces and asphalt, design parking areas to include native trees for shading.

- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

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

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 10, though with development, this will undoubtedly change. The 11 adjacent blocks aggregated bring the area to a total population of 207.

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.



- According to FEMA's National Risk Index, the parcel **is** considered **relatively moderate** 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 is rated as **relatively moderate** whereas its social vulnerability is rated as **relatively high.**

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract 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 or solar panels where applicable and allowable, and the like.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition**,** new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service area, current funding does not keep up with development within the district. State, County, and Local funding does not keep up with the growth of the fire district, so the developer and future tenants need to help financially support the Volunteer Fire Department.

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, noting whether comments were incorporated into the project design or not and the reason, therefore.

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:

- 2025-08-07 Aerial Drainage Map,
- 2025-08-07 Tax-Ditch-Land-Development-Project-Review-Request-Form
- Sussex Planning & Zoning Comments
- Sussex County Engineering Department Comments

Tax Ditch Web Map



8/19/2025, 3:37:13 PM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

DE_Imagery_2022
Red: Red
Green: Green
Blue: Blue
Parcels - Sussex _Query result
Drainage Concerns
Private Drainage
Tax Ditch
Tax Ditch Inspection Results
Channel Concern
RC&D Channels
RC&D Benefitted Areas
Tax Ditch Channels
Tax Ditch Channel
DITCHPIPEDOT
DITCHPIPETD
DITCHPIPEPRIV
Extent of Right-of-Way
Extent of Right-of-Way
Approx. Watershed Boundary
Parcels - Sussex
State and County Boundaries
Municipalities
Communities
DelDOT - Road Numbers
DelDOT - MAINTENANCE RESPONSIBILITY
State Road Maintained by State
DelDOT - NPDES - Pipes/Culverts
Driveway Culvert
Roadway Culvert
Pipe
Other Conveyances
BMPs
Non-DelDOT BMPs
DelDOT
PID Points
Conveyances
Non-DelDOT Conveyances
Swale
Hydraulic Connection
Driveway Culvert
Guardrail Culvert
Roadway Culvert
Pipe
Underdrain Pipes
Non-DelDOT Underdrain Pipes
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Delaware, Sanborn Map

DNREC, Division of Watershed Stewardship, Drainage Program

These maps do not replace the official documents on file in the Prothonotary Office, and not to be used for engineering purposes

Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: _____

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): _____
Company: _____
Title(s): _____
Phone Number(s): _____
Email(s): _____

Owner(s) Contact Information:

Name: _____
Phone Number: _____
Email: _____

Authorized Signer(s) Contact Information (when applicable):

Name: _____
Title: _____
Phone Number: _____
Email: _____

For Internal Use Only
Date Received: _____
Tracking #: _____

Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: _____

Tax Ditch Organization(s) Affected: _____

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

☐	Outfall/Discharge into Tax Ditch Channel(s)
☐	Pipe Crossing/Entrances in Tax Ditch Channel(s)
☐	Relocate/Eliminate Tax Ditch Channel(s)
☐	Reduce/Increase Tax Ditch Rights-of-Way
☐	Change Tax Ditch Watershed Boundary
☐	Alteration of Existing Tax Ditch Channel(s)
☐	Utility Crossing in Tax Ditch Channel
☐	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

Submit all forms to the DNREC Drainage Program
Via email: DNREC_drainage@delaware.gov
Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only
Date Received: _____
Tracking #: _____

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
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Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
September 3, 2025
August PLUS Comments
Sussex County Department of Planning & Zoning

I. Review and Discussion: Straight Line Solutions Shopping Center (2025-08-07)

Location: Located on the west side of Dupont Boulevard (Route 113) approximately (500) feet south of the intersection with Wilson Hill Road (S.C.R. 527) and approximately (0.6 miles north of the intersection with Seashore Highway (Route 404) adjacent to the jurisdictional boundary with the Town of Georgetown.

Project: Review of a proposed annexation into the Town of Georgetown to include a Change of Zone to Highway Commercial (HC) under Georgetown's Zoning Code to accommodate a commercial development to include a shopping center hosting ≈(313,00) square feet of retail and/or flex space containing warehouse, retail, Indoor Recreation Facility (Ice Rink) commercial storage, flex units, internal roads, parking, & stormwater management on a Parcel comprised of a total of 55.1 acres +/-.

Please note, Staff provide the following comments as a courtesy in the event that annexation were not to occur. The following comments represent Planning & Zoning Staff's analysis of the plan if it were to be proposed under the Sussex County's land use jurisdiction and Zoning Codes.

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 or you may reach out to the Planning & Zoning Office at pandz@sussexcountyde.gov.

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 may wish to make as part of any application submitted to the Department.

Tax Parcel ID: 135-14.00-32.00

Proposed: The project proposes a shopping center hosting ≈(313,00) square feet of retail and/or flex space containing warehouse, retail, Indoor Recreation Facility (Ice Rink)

commercial storage, flex units, internal roads, parking, & stormwater management on a Parcel comprised of a total of 55.1 acres +/-.

Zoning: The parcels are currently split-zoned with General Commercial (C-1) along the frontage on Route 113 and the majority of the site's acreage to the rear of the Parcel within the Agricultural Residential (AR-1) Zoning District. A proposed use is not included in terms of the proposed "Pole Bldg." and additional structures along the Route 113 frontage within the existing General Commercial (C-1) potion of the Parcel. These improvements may be by-right commercial improvements under the Permitted Uses in (C-1) (§115-77). All improvements within the (AR-1) portion of the Parcel would require a Change of Zone or Conditional Use approval to accommodate the proposed uses. Staff note that the parking requirements in County Code may require parking calculations that differ significantly from the parking calculations provided to meet the required parking provision standards in the Town of Georgetown's Code as the specificity as to the use proposed in several structures is unclear on the Plan. A Change of Zone to one of the County Commercial Zoning Districts (C-3, C-3, C-4, or C-5) may be a viable option available to the Applicant depending on the types of commercial uses proposed. The Plan appears to largely fit within with the legislative Purpose included (C-4) Planned Commercial District – "carefully planned large-scale commercial, retail, and mixed-use developments as a means of creating a superior shopping, working and living environment" (§115-83.24)

Density: N/A

Applicability to Comprehensive Plan: The project lies within the Growth Area classification of "Commercial Area" (per the 2018 Comprehensive Plan). The Plan provides the following guidelines in Commercial Areas:

Commercial Areas include concentrations of retail and service uses that are mainly located along arterials, and highways. As opposed to small, traditional downtown areas that are often historic and pedestrian-friendly, Commercial Areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. In addition to primary shopping destinations, this area would also be the appropriate place to locate hotels, motels, car washes, auto dealerships, and other medium and larger scale commercial uses not primarily targeted to the residents of immediately adjacent residential areas. These more intense uses should be located along main roads or near major intersections. Institutional and commercial uses may be appropriate depending on surrounding uses. Mixed-use buildings may also be appropriate for these areas. (2018 Sussex County Comprehensive Plan, 4-17).

Open Space Provisions: N/A

Interconnectivity: Staff encourage interconnectivity between proposed developments in order to prevent only one-way-in, one-way-out access in the event that an emergency should occur on the property in the future. The plan proposes connection to adjacent parcels in the rear of the site but not to adjacent parcels sharing frontage on South Dupont Boulevard (Route

113). Staff recommend the Plan provide to adjacent parcels with frontage on Route 113 and note that under County Code landscape screen plantings & interconnectivity with adjacent parcels is required ((C-4) – *Planned Commercial District*)(§115-83.25F(4)(c)), CHCOZ (§115-194.1).

Transportation Improvement District (TID): The proposed project is **not** located within the Henlopen TID.

Agricultural Areas: The site is located within the vicinity of parcels which appear to be actively farmed. Please include on any plans submitted the Agricultural Use Protection notice located in (§99-6(G)(1)) of the County Code. This language shall also be included within any subsequent deed restrictions, leases, or agreements of sale for the property.

Forested Areas: The Applicant notes that there are presently (42.6) acres of existing forest on the site and that (21) acres will be removed. Therefore, the site is retaining (21.6) acres of forested area representing (≈39%) of the overall site.

Wetlands/Waterways: The Application notes that there are no tidal and (0.7) acres of non-tidal wetlands present on the site. Please ensure that all due wetlands investigations are carried out in the forested areas on the site to ensure compliance with (§115-193: Resource protection).

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): The parcel is located predominantly within Flood Zone "X" (Areas determined to be outside the 1% annual chance flood and outside the 500-year floodplain).The Parcel lies within areas of "Fair" and "Good" Groundwater Recharge. Please note this on any plans in order to comply with the provisions of Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7). Staff note the Mifflin Deep Creek Tax Ditch and associated (80) foot Right-of-Way (ROW) with a revision to the Tax Ditch ROW proposed. Please note Court Order Change (COC) processed through DNREC is required for any Tax Ditch ROW revisions.

PLUS

Efficient. Data-Rich. Connected.

Visit de.gov/plus for updates

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
September 3, 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: Smyrna Comprehensive Plan Map Amendment (2025-08-08)**
County: Kent **Municipality: Smyrna**
Location: Tax Parcel 1-17-01013-02-0301-00001
Project: Review of a proposed Comprehensive Plan Amendment of their future land use designation of a 5.46-acre tax parcel from 'Open Space/Recreation/Historic to 'Commercial'. This will enable this parcel to be sold to the adjacent Smyrna Self-Storage and developed for commercial use.

III. 9:15 AM **Review and Discussion: NCC Changes to Open Space or Common Facilities (2025-08-02)**
County: New Castle **Municipality:** Unincorporated
Project: Review of a proposed local government ordinance that if enacted, would bring clarity to New Castle County Code Section 40.27.540 regarding requirements and obligations relating to private open space and common facilities set aside as part of a subdivision or land development plan.

IV. 9:30 AM **Review and Discussion: NCC Data Centers (2025-08-04)**
County: New Castle **Municipality:** Unincorporated
Project: Review of a proposed local government ordinance that would create standards for Data Centers in the county.

V. 9:45 AM **Review and Discussion: Town of Bellefonte 2025 Comprehensive Plan (2025-08-05)**
County: New Castle **Municipality:** Bellefonte
Project: Review of an update for the Town of Bellefonte Comprehensive Plan.

VI. 10:15 AM **Review and Discussion: 1500 Bear Corbitt Road (2025-08-06)**
County: New Castle **Municipality:** Unincorporated
Location: 1500 Bear Corbitt Road
Project: Review of a proposed rezoning and site plan for 4,800 sq ft Self Storage facility consisting of 11 small 2,400 sq ft outside access storage buildings and one 38,400 sq ft climate controlled mini-storage building, with a 1,176 sq ft rental office. The property is currently zoned ON (Office Neighborhood) and is proposed to be rezoned to CR (Commercial Regional); it is located in a State Strategies Level 2 area.

VII. 10:45 AM **Review and Discussion: Newark Comprehensive Plan (2025-08-09)**
County: New Castle **Municipality:** Newark
Project: Review of the existing certified comprehensive plan to advise City of new regulations passed since its certification in 2016.

VIII. 11:15 AM **Review and Discussion: Robinson Property (2025-08-10)**
County: Sussex **Municipality:** Unincorporated
Location: Northeast side of Coastal Highway, approximately 500' south of Cave Neck Road
Project: Review of a proposed cluster subdivision consisting of 396 single-family lots on approximately 355.5 acres. The property is zoned AR-1 and is located in State Strategies Level 4 and Out of Play.

The proposed project is located within a Tier 4 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. 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.

IX. 11:45 AM **Review and Discussion: Wollaston – Baxter-Shinn Subdivision (2025-08-01)**
County: Sussex **Municipality:** Unincorporated
Location: Parcels located between Bennum Switch Road and Gravel Hill Road.
Project: Review of a proposed 155 lot single family subdivision on approximately 78 acres currently being used for agricultural field/woodlands/dwelling, zoned AR-1 (Agricultural Residential District) and 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.

X. 12:15 AM **Review and Discussion: Maloney Farm (2025-08-03)**
County: Sussex **Municipality:** Unincorporated
Location: South of Martins Farm Road and east of Harbeson Road.

Project: Review of a proposed 88 lot single-family subdivision on 44.37 acres currently zoned AR-1 (Agricultural Residential District). The site is currently used as agricultural fields and woods, is bisected by a power easement, and 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.

XI. 12:45 AM **Review and Discussion: Straight Line Solutions Shopping Center (2025-08-07)**
County: Sussex **Municipality:** Annexing to Georgetown.
Location: 20200/20224 Dupont Boulevard south of Wilson Hill Road.
Project: Annexation of the site into the Town of Georgetown and rezoning to Highway Commercial for development of a shopping center with flex space. Includes rezoning a site plan review for an approximately 55-acre site, currently zoned AR-1 and C-1 (Agricultural Residential District and General Commercial), with a proposed zoning of HC (Highway Commercial) under Georgetown. The site is located in State Strategies Levels 3 and 4 areas.

The proposed project is located within the City/Town/Growth and Annexation Area of the Town of Georgetown. The Sussex County Engineering Department does not have comments about this project.

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

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.