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

November 18, 2025

Davis, Bowen & Friedel, Inc.
Attn: Cliff Mumford
1 Park Ave,
Milford, Delaware 19963

RE: PLUS review – 2025-10-06 Goldsboro Farm

Dear Mr. Mumford:

Thank you for meeting with State agency planners on October 29th, 2025 to discuss Goldsboro Farm. According to the information received, you are seeking review of a proposed 307 unit single family residential cluster subdivision.

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 parcel is located in an area of Investment levels 2,3,4, and Out of Play. This parcel is within the Coastal area according to the Sussex County 2018 comprehensive plan and the Henlopen TID.

Based on its location in a Level 2 and Level 3 investment area and within the Henlopen TID, this project may be 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. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. While growth is anticipated in Levels 2 in the immediate future, the presence of Level 3 & 4 may indicate natural resources and environmental concerns which need to be considered.

Potential Public Health and Safety Hazards

The preliminary plan shows 57 lots and internal roadways occurring directly within the 100-year floodplain, either entirely or partially. This represents 19% of the proposed houses. These lots are proposed in a significantly low-lying area, according to LiDAR data. The plan shows an additional 35 lots occurring within the 500-year (0.2% annual chance) floodplain. Within the floodplain, 57 lots and internal roadways are also vulnerable to permanent inundation from sea level rise. Over the 30-year mortgage period, sea level rise coupled with an increased frequency of intense rainfall is expected to expand the area of the floodplain in this region and exacerbate existing flooding occurring on this site.

Compounding concerns, at least 22 lots and an internal roadway are also proposed seaward of the Limit of Moderate Wave Action, increasing the risk of storm surge and high velocity wave action. These areas have a 26% chance of flooding over the life of a 30-year mortgage.

The site design poses great concern regarding not only the current risk of flooding and wave action due to coastal storms and hurricanes, but also the future risk of increased flooding due to sea level rise. Building in this manner is considered unsafe for residents due to the future vulnerability of this particular location. Roads are essential for first responders in the event of an emergency and could become impassable during flooding events. It is noteworthy that the 100-year floodplain is currently considered to be Out of Play in New Castle County, Kent County, and several municipalities due to these types of risks.

Page 4-15 to Per the 2018 Sussex Comp plan states the following regarding the Coastal area:

> While the Coastal Area is a Growth Area, additional considerations should be taken into account in this area that may not apply in other Growth Areas. The Coastal Area designation is intended to recognize two characteristics. First, this region is among the most desirable locations in Sussex County for new housing, as is reflected in new construction data and real estate prices. Second, 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. This area also has significant impact upon water quality within the adjacent bays and inlets as well as upon natural the region's various habitats. And, these factors are themselves part of the reason that this Area is so desirable making the protection of them important to both the environment and the economy.
>
> The plan further states, on page 4-15 that the challenge in this region is to safeguard genuine natural areas and mitigate roadway congestion without stifling the tourism and real estate markets which: a) provide many jobs; b) create business for local entrepreneurs; and c) help keep local tax rates low.

To align with both the Strategies for State Policies and Spending maps and the County vision for the Coastal area, the State respectfully request that the county help mitigate flood and storm surge concerns by requiring the developer to:

- Locate all structures outside of the floodplain and eliminate lots 6-11, 102-133, 154-155, 182-185, 194-206, 265-289, 292, and 295-307.

- Locate roadways outside the floodplain. It is not recommended to place in the floodplain roadways that are essential for first responders in the event of an emergency. Roadways in the floodplain could become impassable during major flooding events. Safe access to such locations should be ensured at all times.

Code Requirements/Agency Permitting Requirements

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

- Any site access onto 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.

- Pursuant to Section 1.3 of the Development Coordination 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 Development Coordination 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.

- This location is in an area included in the Henlopen Transportation Improvement District (TID). Please contact Sarah Coakley at (302) 739-2251 or sarah.coakley@delaware.gov for more information on how to satisfy the traffic analysis requirements associated with this project through the TID.

- 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 on Mulberry Knoll Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the outside edge of the northbound travel

lanes. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."

- 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 on Mulberry Knoll Road. 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 established for the State of Delaware, as per this plat."

- In accordance with Section 3.8 of the Development Coordination 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 frontage roads.

- Section 3.5.4.2 of the Development Coordination Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required. DelDOT anticipates requiring a SUP along the site frontage with Mulberry Knoll Road.

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.

Wetlands and Waterways

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of both non-tidal and tidal wetlands in the southern, eastern, and central portions of the site, as well as a potential blue line stream located in the central portion of the site and flowing to Love Creek to the southeast. The application indicates that wetlands have been delineated. The application proposes to disturb approximately 0.25 acres of the perennial stream and associated tidal wetlands.

State Requirements:

- State permits from the DNREC Wetlands and Waterways Section may be required for disturbance proposed in state jurisdictional wetlands and waterways. To apply for a permit online, please visit their website at https://dnrec.delaware.gov/water/wetlands/permits/.

- It is recommended to schedule a meeting with the DNREC Joint Permit Processing (JPP) service for assistance with the necessary state and federal permitting procedures and requirements. Please contact the DNREC Division of Water's Wetlands and Waterways Section to schedule.

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

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers will be necessary if dredge or fill is proposed in tidal wetlands, streams, and 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.

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/

Wellhead Protection Area
A Wellhead Protection Area is located on the southwestern portion of the site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well, or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

- The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.

Contact: DNREC Public Water Supply Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/supply/ground-water-protection/

Excellent Groundwater Recharge Area
An Excellent Groundwater Recharge Area is located on the western portion of the site. These areas have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

- The applicant must comply with all county and municipal requirements for construction and uses in Excellent Groundwater Recharge Areas.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/supply/ground-water-protection/

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/

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 C and D, somewhat to very poorly drained soils, have been identified in the southern and central portions 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/

Special Flood Hazard Area
According to the newest Flood Insurance Rate Maps (FIRM), a portion of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Structures and features such as internal roadways and lots with homes are proposed within the floodplain. Homeowners with mortgages for homes within the floodplain may be required to purchase flood insurance. Although houses are proposed outside of the Special Flood Hazard Area (SFHA), some houses may still be required by lenders to purchase flood insurance, based on the proximity to the SFHA.

A portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding), identified as a shaded zone-X.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

- If fill is to be placed in floodplain to increase grade elevation to raise proposed development out of the mapped floodplain, the applicant must work with the local community floodplain authority to initiate a Certified Letter of Map Revision – Fill (CLOMR-F) request. A CLOMR-F request should be submitted to FEMA for review followed by an application to FEMA for a Letter of Map Revision (LOMR) at completion. Please note that a property will not be officially recognized by FEMA as being located out of the mapped floodplain until a LOMR has been issued. To determine the community floodplain authority for this proposal, please contact DNREC's Shoreline and Waterway Management Section.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Limit of Moderate Wave Action
The southern portion of the site lies seaward of the Limit of Moderate Wave Action line. Houses, lots, roadways, and permanent infrastructure will be subject to enhanced coastal hazards, due to high velocity wave action from storms. Areas seaward of the Limit of Moderate Wave Action line are considered to be coastal high-hazard areas and are designated on FIRM maps as flood insurance risk Zone VE. Development proposed in coastal high-hazard areas will be subject to more stringent local ordinances and regulations.

- The applicant must comply with local code requirements applicable to development or construction within coastal high-hazard areas.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/

Love Creek Natural Area
The southern and eastern portions of the parcel are located within the Love Creek Natural Area. Natural Areas contain lands of statewide significance identified by the Governor's Natural Areas Advisory Council as containing a high quality of natural features unique to Delaware.

- Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.
Website: https://dnrec.delaware.gov/parks/natural-areas/

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 Tricolored Bat determination key through the U.S. Fish and Wildlife Service at https://ipac.ecosphere.fws.gov/

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

Electric Vehicle Charging Requirements
Electric vehicle charging infrastructure is now required for all residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006) for which:

1. A building permit is issued on or after January 1, 2024 (single family), or

2. The final site plan is approved on or after January 1, 2025 (multi-family).

Requirements are summarized below. Consult the Delaware Code directly for further details.

Single-family Dwellings, effective 2024:

- The developer of a single-family residential dwelling shall install at least one electric vehicle capable parking space at each single-family residential dwelling constructed.

- If the single-family residential dwelling does not have an attached or detached garage, an electric vehicle capable parking space must be provided in the driveway, assigned parking space for the dwelling, or at an unassigned non-street residential parking space constructed as part of the project.

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/

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

- The Delaware SHPO does not recommend or support development in Level 4 or Out of Play areas. There are two known archaeological sites in the project area. Both sites have precontact components and associated with an 18th century agricultural complex. The soils are complex**,** ranging from well drained to very poorly drained closest to the bodies of water. Bordered to the south by Love Creek as it enters Rehoboth Bay, and Dorman

Branch runs through the center of the parcel. The project area has a high potential for precontact archaeological resources and most likely at least some potential for historic.

- The Delaware SHPO recommends an archaeological survey prior to any ground disturbing activities. If any project or development proceeds, our office requests that the applicant be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54). If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. Owners and developers who may plan to apply for an Army Corps of Engineers permit or for federal funding, such as HUD or USDA grants, should be aware of the National Historic Preservation Act of 1966 (as amended).

- If you need further information or additional details pertaining to the Section 106 process and the Advisory Council's role, please review the Advisory Council's website at the following. 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.

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:

- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)

- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.

- 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.

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 Mulberry Knoll 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.

- Bridge crossings are required to meet DelDOT bridge specifications. Please note the bridge construction on the site plan.

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

- 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 Road Names, even for County Roads

Recommendations/Additional Information

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

Potential Public Health and Safety Hazards Related to Sea Level Rise, Floodplains, and Land Seaward of the Limit of Moderate Wave Action (LiMWA)

Fifty-seven lots and internal roadways are proposed within the 100-year (1% annual chance) floodplain, designated as Special Flood Hazard Area zone AE. These lots are proposed in a significantly low-lying area, according to LiDAR data. This represents 19% of the proposed residences. The plan shows an additional 35 lots occurring within the 500-year (0.2% annual chance) floodplain. Lots near the current floodplain are also vulnerable to intermittent or routine flooding episodes due to the combined effects of climate driven sea level rise and heavy precipitation events.

Within the footprint of the floodplain, 57 lots and roadways are also vulnerable to permanent inundation from sea level rise. This represents 19% of the proposed residences. By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. As mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase, and permanent inundation is projected to occur.

Also within the footprint of the floodplain, at least 22 lots and proposed Road E and Road G are located seaward of the Limit of Moderate Wave Action (LiMWA). Houses, lots, and permanent infrastructure will be subject to enhanced coastal hazards, due to high velocity wave action from storms.

Locating primary access routes and permanent structures in these vulnerable areas may put property, infrastructure, and lives at risk. Likewise, there is no guarantee of public funding for future repairs or drainage projects.

DNREC reviewers encourage consideration of the following to mitigate flood and storm surge concerns:

- Locate all structures outside of the floodplain and eliminate lots 6-11, 102-133, 154-155, 182-185, 194-206, 265-289, 292, and 295-307.

- It is not recommended to place in the floodplain roadways that are essential for first responders in the event of an emergency. Roadways in the floodplain could become impassable during major flooding events. Safe access to such locations should be ensured at all times.

- DNREC reviewers recommend that hydrologic and hydraulic engineering analyses are conducted for this site. These studies will determine base flood elevations and floodway delineations.

Floodplain Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

LiMWA Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/

Sea Level Rise Contact: DNREC Climate and Sustainability Section at (302) 735-3480.
Website: https://dnrec.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- 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/

Hydrologic Soils Group

- Removing forested areas should be avoided to the greatest extent possible. Forest removal may exacerbate conditions on poorly drained soils.

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/

Water Quality

This site lies within the Rehoboth Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Implement vegetated buffers with a width of at least 100 feet around all water features on or adjacent to the site.

- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.

- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.

- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.delaware.gov/watershed-stewardship/

Excellent Groundwater Recharge Area

- For Excellent Groundwater Recharge Areas, limit impervious surfaces to no more than 20% of the entire area designated as having excellent recharge.

Contact: DNREC Public Water Supply Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/supply/ground-water-protection/

State-listed Endangered Species – American Oystercatcher
The following animal is listed as State of Delaware endangered species and has been documented near the project area. The American Oystercatcher (*Haematopus palliatus*) is a bird listed as endangered in the State of Delaware.

- To minimize negative impacts to this species, we recommend that natural habitats be conserved to the maximum extent practicable.

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

Love Creek Natural Area

- Reduce environmental impacts in Natural Areas by avoiding development or destruction of sensitive natural features such as, but not limited to, wetlands, hardwood forests, or riparian buffers.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.
Website: https://dnrec.delaware.gov/parks/natural-areas/ or
https://dnrec.delaware.gov/parks/open-space/conservation-easements/

Removal of Mature Forest within Delaware Ecological Network and Love Creek Natural Area
The preliminary plan proposes the elimination of approximately 55 of 137 acres of forest on the site. An analysis of historical data indicates that the forest area located in the southern and central portions of the site have 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 site occur within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value. Avoid disturbance within these habitats.

- Forest in the southern and eastern portions of this site also occur within the Love Creek Natural Area. Reduce environmental impacts in Natural Areas by avoiding development or destruction in these areas.

- Consider dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.

- 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.

Forest 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/

Natural Area/Nature Preserve Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039. Website: https://dnrec.delaware.gov/parks/natural-areas/ or https://dnrec.delaware.gov/parks/open-space/conservation-easements/

Vegetated Buffer Zones - Forested Wetlands within Key Wildlife Habitat
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands in the southern, eastern, and central 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.

The wetland on this property is mapped as a Key Wildlife Habitat in the Delaware Wildlife Action Plan because it is part of a large wetland complex that can support an array of plant and animal species across the landscape.

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

- Do not disturb forested wetlands. Key Wildlife Habitat should be conserved to the maximum extent practicable and negative impacts should be minimized.

- Increase upland buffers to at least 100 feet along all wetlands, waterways, and sensitive habitats, 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/

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 approximately 1 mile from this site. 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

- To improve public safety and the wellbeing of future residents, follow all recommendations above regarding flooding, sea level rise, and high velocity waves.

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

- Offer the option to install solar for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. For community facilities, consider using renewable energy infrastructure such as solar 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/).

- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Consider planting select areas with meadows 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 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 fire department is obligated to provide fire and EMS service to this property. Additional new development within their fire/EMS district has put a financial strain on the volunteer fire service. In order to provide quality service within the fire/EMS district the fire department may have to hire career staff to keep up with the demand of

service. Currently State and County funding is not keeping up with the growth of the fire district and the burdens placed on the volunteer fire department. The developer and future residents will need to consider financial support, before this becomes a tax burden. Volunteerism is dwindling so future residents need to consider joining the fire department to serve their new community.

Following receipt of this letter and upon filing 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:

- Sussex County Planning & Zoning Comments
- Sussex County Engineering Department Comments
- Sussex County Community Development & Housing Comments

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
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Sussex County
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Preliminary Land Use Service (PLUS) Meeting
October 29, 2025
October PLUS Comments
Sussex County Department of Planning & Zoning

I. Review and Discussion: Goldsboro Farm (2025-10-06)

Location: West side of Mulberry Knoll Road, approximately 3,000 feet south of John J Williams Highway (Route 24)

Project: Review of a proposed Major Subdivision utilizing the Cluster option to accommodate a single-family residential development to include (307) lots for single-family detached residential dwelling units on Parcels comprised of a total of 257 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 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(s):
334-18.00-42.00

Proposed: The project proposes a Major Subdivision utilizing the Cluster option to accommodate a single-family residential development to include (307) lots for single-family detached residential dwelling units on Parcels comprised of a total of 257 acres +/-.

Zoning: The parcel is currently zoned Agricultural Residential (AR-1). The proposed single-family cluster lots are permitted by-right in the AR-1 Zoning District. Staff note the open space design given the existing conditions and wooded areas at the site and recommend the Applicant review (§115-25(F)(3)) in terms of the Plan's design.

Staff have concern in terms of the site design and emergency access. In the event of a flood or when emergency responders may seek to the site during routine inclement weather

conditions, access to lots #102 through #307 proposed at the western portion of the community is limited given the singular access via a wetland crossing. Tidal Wetlands associated with the Dorman Branch bisect the site with the Dorman Branch terminus into Love Creek lying at the southwest corner of the Parcel. Staff note that cluster subdivisions are required to demonstrate the superior design criteria in (§115-25(F) & Staff recommend all cluster applications ensure that open space design meets all the cluster requirements under (§115-25(E)).

For general guidance on design, Staff note the "superior environment and design" required to be reflected in subdivisions utilizing the AR-1 cluster option as reflected all the criteria (§115-25(F)(3)) & (§115-25(F)(3)(a)[8][b]).

Staff note that any water-depending amenity facilities (Marina, dock, boat launches, etc.) are subject to separate permitting (Federal, State, County, etc.) and depending on the nature and scale of the facility, may require a separate Conditional Use Application.

Density: The proposed density of ≈ 1.76 dwelling units per acre complies with the County Code requirements for residential improvement in an (AR-1) District which allows up to (2) single-family detached dwelling units per acre when serviced by a central sewer system (§115-25(B)(3)).

Applicability to Comprehensive Plan: 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). The Plan notes, "A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units" (2018 Sussex County Comprehensive Plan, 4-15). In terms of density the Plan notes:
Medium and higher density could be supported in areas:

- *Where there is central water and sewer*
- *Near sufficient commercial uses and employment centers*
- *Where it is in keeping with the character of the area*
- *Where it is along a main road or at/or near a major intersection*
- *Where there is adequate Level of Service*
- *Or where other considerations exist that are relevant to the requested project and density*

(2018 Sussex County Comprehensive Plan, 4-16).

Please note, as the Parcels are in the Coastal Area designation, an Environmental Assessment & Public Facility Evaluation Report (EAPFR) is required with the submission of any application of this type (§115-194.3(B)(2)).

Open Space Provisions: The proposed plan includes (174) acres +/- (out of a total of (257) acres) of open space which equates to approximately 68% of the project site. This meets the Cluster Option standards which require a minimum of 30% Open Space. Staff note that the requirements for AR-1 Cluster Subdivisions includes specific design standards for the Open Space. Additionally, please note that County Council updated Codes related to Perimeter Buffers and Open Space on 12/10/2024. The new Ordinances (Ord. No 3061, Ord. No. 3062, & Ord. No. 3038) include updated standards including but not limited to: what can be classified as Open Space, the new requirement threshold for providing a Forest Assessment Report (FAR), as well as maintenance of DelDOT Level of Service.
Ord. No. 3062 (Link) **Ord. No. 3061 (Link)** **Ord No 3038 - Perimeter Buffers (Link)**

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. As noted above, Staff have significant concerns relating to the Plan's proposed design in terms of the County Code requirements for cluster design and overall emergency access given the singular access across the tidal wetlands on the site.

Transportation Improvement District (TID): The property is located in the Henlopen Transportation Improvement District (TID) and is subject to any provisions (including payment of any related fees) outlined within this District as part of a separate TID Agreement required by the Delaware Department of Transportation (DelDOT). Please note, if the trips generated exceed those forecasted by the Henlopen TID's underlying study and data, a TIS may be required.

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. Staff note that any proposed setbacks/BRLs will be required to meet the (50) foot setback requirements for major subdivisions adjacent to land used primarily for agricultural purposes (§99-6(G)(2)) where applicable.

Forested Areas: The Applicant notes that there are presently (137) acres of existing forest on the site and that (55) acres will be removed. Therefore, the site is retaining (82) aces of forested area (≈32% of the overall site). Staff appreciate efforts to conserve as many mature trees as possible on the project site. Staff note that any buffers which may be required as part of this plan are required to be exclusive of "stormwater management areas or facilities, wastewater treatment and/or disposal facilities" (§99-5 FORESTED AND/OR LANDSCAPED BUFFER) & (§115-193(C)(18)). Please note, if any existing woodlands are proposed as part of any required Perimeter Buffer, a Perimeter Buffer Protection Area may be required per (§99-5) & (§99-6).

Wetlands/Waterways: The Application notes that there is (83.4) acres of Tidal Wetlands and (2.5) acres of Non-Tidal Wetlands present on the site. Please note, the wetland buffer requirements under Sussex County Code require that "established natural forests and nonforest meadows predominated by noninvasive species shall be retained" (§115-193(D)(2)(a)). Please note, all wetland resource types on the site, as listed in (§115-193(A)(4)) will be required to meet all the standards for the provision of buffers included in (§115-193). Additionally, County Code requires that a Drainage Assessment Report (DAR) be submitted for approval by Sussex County Engineering Department at the time of submission of an application if the site contains or abuts wetland resources.

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): The parcels are located within Flood Zone "AE" Special Flood Hazzard Area and Flood Zone "X" (0.2%) Annual Channce Flood Zone both indicated in the applicant's Conceptual Land Use Plan. This is accurate according to current data available to Sussex County Planning & Zoning. The Parcel contains a portion of a Wellhead Protection Areas at the southeast boundary of the site adjacent to the Love Creek MHP. The Parcel is within areas of "Excellent" "Good" and "Fair" 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). Any improvements within the Wellhead Protection Zone or an "Excellent" Groundwater Recharge Area will be required to meet the impervious quotients and recharge requirements in (§89-7).

PLUS

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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
October 29, 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: Boyd's Corner Preserve (2025-10-07)**
County: New Castle **Municipality:** Unincorporated
Location: North side of Burbage Road, approximately 1,800' east of intersection with Powell Farm Road.
Project: Review of a proposed residential subdivision consisting of 165 detached single-family dwelling units on 90.6 acres. The site is classified as State Strategies Levels 1 and 2, zoned S (Suburban), and is currently used as farm field.

III. 9:30 AM **Review and Discussion: Project Washington – South Campus (2025-10-02)**
County: New Castle **Municipality:** Unincorporated
Location: 825 Governor Lea Road, New Castle, DE 19720
Project: Review of a proposed major land development for six 500,000 SF, 72 MW data center buildings with supporting site and electrical infrastructure. Data centers on parcel 12-002.00-025. This site is 195 acres currently zoned Heavy Industrial/Commercial Regional (Parcel 12-002.00-025), Suburban (Parcel 10-049.00-073). The site is classified as State Strategies Levels 3, 4 and Out of Play.

IV. 10:00 AM **Review and Discussion: Warehousing Ordinance (2025-10-08)**
County: New Castle **Municipality:** Unincorporated
Location: County wide
Project: review of a proposed local government ordinance to amend New Castle County Code Chapter 40, Article 3, Article 4, Article 11 and Article 33, Regarding Truck Terminals, Warehouses, Fulfillment Centers and Distribution Centers.

V. 10:15 AM **Review and Discussion: Town of Clayton 2025 Comprehensive Plan Update (2025-10-01)**

County: Kent **Municipality:** Clayton
Location: Town of Clayton
Project: Review of a complete update to the Town of Clayton's 2019 Comprehensive Plan.

VI. 10:45 AM **Review and Discussion: Cedarcrest (2025-10-10)**
County: Sussex **Municipality:** Unincorporated
Location: County Seat Highway at Warrington Road
Project: Review of a proposed major cluster subdivision of 650 units on 471.6 acres classified as State Strategies Level 3 & 4 and zoned as AR-1 (Agricultural Residential District).

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.

VII. 11:15 AM **Review and Discussion: Goldsboro Farm (2025-10-06)**
County: Sussex **Municipality:** Unincorporated
Location: West side of Mulberry Knoll Road, approximately 3,000 feet south of John J. Williams Highway (Rt. 24).
Project: Review of a proposed 307-unit single family residential cluster subdivision on 257 acres. The area is currently used for agricultural purposes, is zoned AR-1 (Agricultural Residential District) and classified as State Strategies Levels 2, 3, 2 and Out of Play.

The proposed project is located within a Tier 2 area and is contiguous to the Sussex County Unified Sanitary Sewer District. Annexation and connection to the sewer system is required.

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.

VIII. 11:45 AM **Review and Discussion: Robbins Property (2025-10-09)**
County: Sussex **Municipality:** Unincorporated
Location: Northwest corner of Shawnee Road at Old Shawnee Road.
Project: Review of a proposed 105 single family lot subdivision on 150.6 acres and zoned as AR-1 (Agricultural Residential District). This area is classified as State Strategies Level 2, 3 and 4.

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. 12:15 PM **Lunch Break – switching to Room 307 for the rest of the PLUS Agenda**

X. 1:00 PM **Review and Discussion: Bay City Mobile Home Park Expansion (2025-10-04)**
County: Sussex **Municipality:** Millsboro
Location: Cedar Street, Millsboro, DE 19966
Project: Review of a proposed site plan to add an additional 98 home sites to an existing mobile home park. The site is classified as State Strategies Levels 3, 4 and Out of Play; and zoned AR-1 (Agricultural Residential District).

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.

XI. 1:30 PM **Review and Discussion: DuPont Properties, LLC (2025-10-03)**
County: Sussex **Municipality:** Unincorporated
Location: 32581 DuPont Blvd., Dagsboro, DE 19975
Project: Review of a proposed site plan for multiple offices and warehouses on 9.86 acres, zoned C-1 (General Commercial District) and GR-1 (General Residential District) and is classified as State Strategies Level 2.

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.

XII. 2:00 PM **Review and Discussion: Banks Irons Lane (2025-10-05)**
County: Sussex **Municipality:** Unincorporated
Location: West side of Irons Lane at the intersection of Old Mill Road.

Project: Review of a proposed residential subdivision consisting of 115 single-family dwelling units on 55 acres. The site is classified as State Strategies Levels 2 & 3, and zoned AR-1 (Agricultural Residential District).

The project is within a Tier 2 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels.

The proposed project is not contiguous to the existing Sussex County Unified Sanitary Sewer District (SCUSSD) boundary and intervening parcel(s) will be necessary to annex into the District. Further information will be provided during the Sewer System Concept Evaluation (SSCE).

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.

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.

BRANDY BENNETT NAUMAN
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Sussex County
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October 29, 2025

Mr. Cliff Mumford
Davis, Bowen & Friedel, Inc.
1 Park Ave.
Milford, DE 19963

RE: PLUS Review (PLUS 2025-10-06) – Goldsboro Farm

Dear Mr. Mumford,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state, and county sources, as well as private funding sources that also promote affordable housing in Sussex County. **Please visit www.sussexcountyde.gov/housing-trust-fund for information on the County's Housing Trust Fund.**

Further, the County's newly approved Work Force Housing Zoning Ordinance permits up to 12 units per acre, by right, in eligible areas for projects that set aside 25% of the total units for affordable rentals. For more information on eligibility and design criteria, please review the Ordinance at www.sussexcountyde.gov/affordably-priced-rental-units . The application can be found on the Planning & Zoning website at https://sussexcountyde.gov/sites/default/files/forms/SussexCountyRentalProgram_Application.pdf .

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,



Brandy B. Nauman
Director