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

July 22, 2026

3rd Array, LLC
Attn: Michael Strong
1401 Pennsylvania Avenue, Suite 105
Wilmington, DE 19806

RE: PLUS review – 2026-06-03; Hunters' Run

Dear Mr. Strong:

Thank you for meeting with State agency planners on July 1st, 2026 to discuss Hunters' Run. According to the information received, you are seeking review of a proposed site plan for a commercial development project to include 270 units of workforce housing, medical office space, approximately 200,000 square feet of retail space, and approximately 100,000 square feet of dining space (restaurants).

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

This project is in Investment Levels 2, 3 and 4 according to the *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. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future.

Based on comments from State agencies below, if this parcel contains environmental concerns or other constraints to development, the state requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

Because development within an Investment Level 4 is inconsistent with the 2025 Strategies for State Policies and Spending, the Office of State Planning is opposed to development in the Level 4 area. Therefore, the applicant should concentrate the development of this parcel to the Level 2 & 3 areas and remove any development within the Level 4 area.

Code Requirements/Agency Permitting Requirements

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

- The conceptual site plan included with the PLUS application proposes access on to US 113 DuPont Boulevard and Molly Field Road. Both are state-owned and state-maintained roads. As such, any access point onto either roadway 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 conceptual site plan proposes access points on to US 113 DuPont Boulevard. US 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. Of specific importance to this site the western parcel will not be able to access US 113 and will have to manage access from Molly Field Road. The eastern parcel may be allowed direct access on to US 113. There will be considerable limitations on the type of access and the amount of trip generation permitted.

- 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 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 30 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, "**A 30-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.

- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- 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.

- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

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 non-tidal wetlands in the central portion of the western parcel and nearly the entire eastern parcel. There are also two potential blue line streams located in the central portion of the western parcel, associated with Wharton's Branch. The application indicates that wetlands have delineated. The application proposes to disturb approximately 5 acres of non-tidal wetlands and waterways.

State Requirements:

- The waterways are not mapped on the site plan. Include all wetland boundaries, streams, and waterways on site plans.

- If state jurisdictional wetlands are determined to exist on the site, contact the DNREC Wetlands and Waterways Section to determine which permits may be required.

- 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/

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 A. 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 lots with homes, internal roads, and parking lots 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.

- Map and label the 100-year (1% annual chance) floodplain on site plans.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. A floodplain permit issued by the Community Floodplain Official may be required. 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/

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, somewhat and very poorly drained soils, have been identified on nearly the entire site, including both parcels. 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/

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.

Multi-family Dwellings, effective 2025:

- The developer of a multi-family residential dwelling shall install electric vehicle parking spaces, where at least 5% of the total parking spaces for the multi-family residential dwelling must be electric vehicle capable parking spaces.

- In addition, a developer of a multi-family residential dwelling shall provide at least one electric vehicle charging infrastructure parking space in an area available for use by all residents of the multi-family residential dwelling (example: community centers).

- Construction documents must indicate the location of proposed electric vehicle charging infrastructure parking spaces and electric vehicle capable parking spaces.

- Parking space dimensions must comply with the county or municipal building code applicable to the multi-family residential dwelling.

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

The parcel adjacent to the proposed development is permanently protected under the State of Delaware's Forestland Preservation Program (Passwaters #2 Forestland Preservation Area F-S-21-08-276B parcel #: 233-10.00-3.00. This means that the property is part of an Agricultural Preservation Area, and its current and future agricultural operations are protected by law under Title 3, Delaware Code, Chapter 9. These protections are not only legally binding but are designed to ensure that normal and lawful farming practices such as the use of agricultural chemicals, machinery operation (including at night), and the presence of dust, noise, and manure odors are maintained as a priority land use.

Legal Protections for Agricultural Use

- According to § 910 of the Delaware Code, agricultural uses within designated Preservation Areas are considered preferred and protected. These uses are explicitly shielded from nuisance complaints, and any legal challenge to these operations is unlikely to succeed. In fact, farmers who prevail in such legal actions may recover legal costs and attorney's fees. Therefore, any future residents or property owners near this preserved land must accept the normal impacts of farm operations as a condition of occupancy.

Developer Requirements and Obligations

- Any subdivision or development located within 300 feet of an Agricultural Preservation Area is legally required to include specific deed language notifying future owners or tenants of the agricultural nature of the neighboring land. This notification must clearly state that:

- This property is located in the vicinity of an established Forestland Preservation Area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly

conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

- Furthermore, no occupancy-related structures may be built within 50 feet of the Agricultural Preservation Area boundary, and all wells constructed must comply with Delaware's Regulations Governing the Construction and Use of Wells. Specifically, Section 4.01(A)(2) requires a minimum 50-foot setback for wells from the preservation boundary.

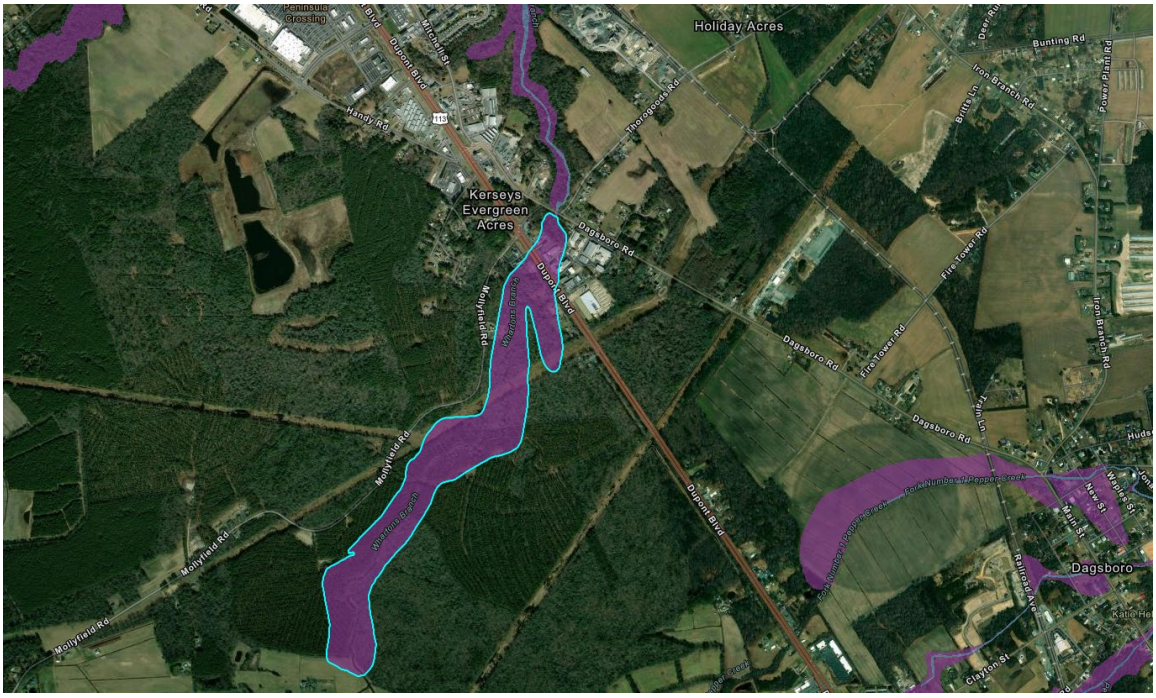
Conclusion

- The adjacent farm is a legally protected agricultural operation with priority land use status. The developer is urged to respect these protections by taking proactive steps to buffer and mitigate any potential conflicts or impacts. Proper planning and collaboration with the Department of Agriculture will help ensure a sustainable and respectful relationship between the new development and the longstanding agricultural use of the preserved parcel.

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

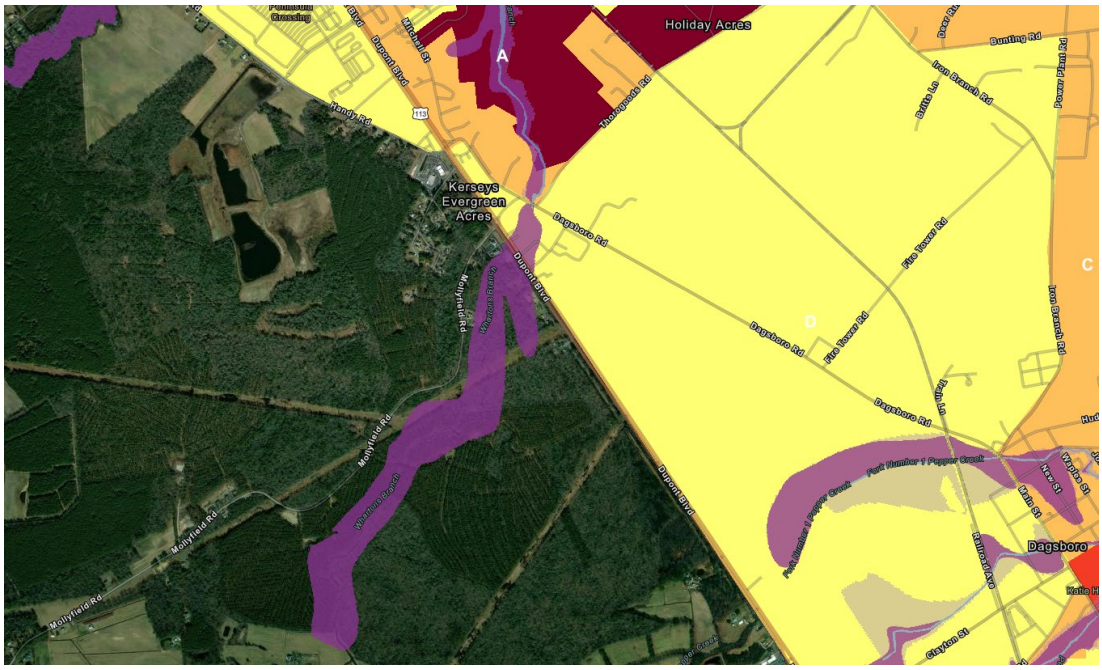
Proposed Project Parcel Flood Concern

- This parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**. However, a Special Flood Hazard Area exists along the property line as illustrated below. It's been identified as Flood Zone A and is also known as the 1% Annual Chance Flood Hazard.



Parcel Status within County Evacuation Zone Location

- The parcel is not yet located in an Evacuation Zone, however, it borders Evacuation Zone D to the east.



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 support or recommend development in Level 4 areas.
- As the plans for this project are still preliminary, the SHPIO office asked that the applicant contact the office as plans develop. Based on the current plans, the project area has a low to moderate potential for archaeological resources, and we recommend that an archaeological survey be performed prior to any ground disturbing activities.
- If there are federal funds, permits, or licenses required or involved in this project, please be advised that it will be subject to compliance with Section 106 of the National Historic Preservation Act of 1966 (as amended).

  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:

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
- 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.

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
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

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 Blvd and Mollyfield Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

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

Gas Piping and System Information:

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

Required Notes:

- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Townhouse 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

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/

- US 113 has a functional classification of principal arterial. Principal arterials, in this setting, provide a high degree of mobility through rural areas. This project will create a significant demand on the adjacent roadway.

- Molly Field Road has a functional classification of local road. Local roads serve to connect areas to higher functional classifications of roadways. This project will create a substantial demand on a low-capacity roadway. DelDOT does not have any plans to make capacity improvements to this section of roadway.

- This project is located primarily in Investment Level 3 according to the 2025 State Strategies for Policy and Spending. In Investment Level 3 DelDOT prioritizes improving safety; ensuring effective regional travel between population centers; preserving corridor capacity; maintaining existing transportation facilities; and improving connections among existing and redeveloping neighborhoods, public facilities, and commercial areas, consistent with local growth forecasts. At this time, this project man be in conflict with those priorities.

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

Special Flood Hazard Area

- Locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

- Specifically, 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.

- For subdivision and development proposals containing at least 50 lots or at least 5 acres (whichever is the lesser) proposed in FEMA-delineated Special Flood Hazard Areas where base flood elevation data are not available, DNREC reviewers recommend that hydrologic and hydraulic engineering analyses are conducted. These studies will determine base flood elevations and floodway delineations.

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

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 Indian River 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. Break up large parking lots with planted islands.

- 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/

Removal of Mature Forest within Delaware Ecological Network

The preliminary plan proposes the elimination of approximately 55 of 60 acres (92%) of forest on the site. An analysis of historical data indicates that the forest area covering both parcels 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 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 central portion of the western parcel and covering nearly the entire eastern parcel. 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, 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 residential 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/

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

- Key Wildlife Habitat should be conserved to the maximum extent practicable and negative impacts should be minimized.

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

Aglands Preservation Districts
The proposed project lies adjacent to and shares property boundaries with an Aglands Preservation District (Passwaters #2 Forestland Preservation Area). Adjacent properties may be impacted.

- DNREC reviewers request that a 50-foot vegetated buffer is placed between this project and the Aglands Preservation District, to minimize any potential noise/dust nuisances coming from the farm. Buffers should be maintained with a mix of native species.

- Please reach out to the Delaware Department of Agriculture (DDA) for further information and requirements.

Contact: DDA Aglands Preservation and Planning Section at (302) 698-4530. Website: https://agriculture.delaware.gov/agland-preservation-planning/

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. 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 and covered bike storage where feasible to help facilitate non-vehicular travel modes.

- Consider installing electric vehicle charging stations for customers and employees of the commercial spaces. 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 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/).

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

- Use renewable energy infrastructure such as solar or geothermal on residential community buildings, as well as commercial buildings, to reduce energy costs and

further reduce pollution created from offsite generation. Additionally, offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. 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/).

- 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.

- 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 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 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.

- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.

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

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

Recommended Mitigation Measures

- To minimize conflicts and ensure compatibility with the preserved farm, the Delaware Department of Agriculture strongly encourages the developer to collaborate with its

Forestry Section. A properly designed and installed forested buffer can help mitigate potential impacts from the farm's routine activities—such as dust, odors, and noise—on the new residential development. The buffer should use appropriate, site-adapted native tree species to ensure long-term effectiveness and environmental compatibility.

Delaware Emergency Management Agency – Contact Tara Wilbur 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 42, though, with development, this will undoubtedly change. The 17 adjacent blocks aggregated bring the area to a total population of 252.

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 Community Resilience.

Expected Annual Loss
× Social Vulnerability
÷ Community Resilience
= Risk Index

- 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.

- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows no bounds. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.

- Lastly, in reference to the county evacuation zones, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

<u>Delaware State Housing Authority - Contact Cole Schultz (302) 739-4263</u>

- DSHA supports the Hunter's Run Development project and the affordable housing units it will bring online. There is a well-documented housing shortage across the state, a shortage which is particularly acute in Sussex County, and so this proposal to develop 261 workforce housing units directly addresses that need. Furthermore, these housing units are part of a mixed-use development proposal that aligns with broader State goals for smart growth. Lastly, while the affordability mechanism has not been finalized, the applicant has met with Brandy Naumann of Sussex County to discuss the SCRP program. The applicant is actively pursuing inclusion in the program, adding further credibility to the affordable nature of the development.

If you have questions or would like more information on the above recommendations, please contact me at Cole.Shultz@delaware.gov or at ext. 302-574-3659.

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 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:

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

JAMIE WHITEHOUSE, AICP MRTPI
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Sussex County
DELAWARE
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Preliminary Land Use Service (PLUS) Meeting
July 1, 2026
June PLUS Comments
Sussex County Department of Planning & Zoning

Review and Discussion: Hunter's Run (2026-06-03)
County: Sussex County
Municipality: Unincorporated Sussex County
Location: 30836 DuPont Blvd (US Rt 113), Dagsboro
Project: Mixed-use development consisting of workforce housing, residential uses, medical office space, approximately 200,000 square feet of retail space, and approximately 100,000 square feet of restaurant/dining space. The application indicates 270 residential units and a proposed commercial/residential zoning classification.

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 at (302) 855-7878 to schedule a meeting with staff to discuss the proposed project.

Following submission to the County, staff will review the Preliminary Site Plan and provide more detailed comments to the applicant. At the PLUS stage of review, staff comments are limited to high-level observations only.

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

Tax Parcel ID: 235-5.00-146.00 & 235-5.00-146.07

Comprehensive Plan and Land Use

1. The applicant should provide a land use analysis demonstrating consistency with the Sussex County Comprehensive Plan, including the Future Land Use Map designation applicable to the site and the appropriateness of the proposed mixed-use development.
2. The application references annexation and extension of a commercial zoning district. The applicant should clarify the intended jurisdictional review process, annexation status, and ultimate zoning classification proposed for the site.

3. The project proposes a significant mix of residential, retail, restaurant, medical, and workforce housing uses. A detailed master plan identifying the location, acreage, and intensity of each use should be submitted.

Density and Residential Development

1. The residential information submitted is internally inconsistent. The application references:
    - 270 total residential units;
    - 168 single-family units;
    - 91 multifamily/workforce housing units;
    - 168 townhouse units in supporting sewer information.
2. The applicant shall submit a revised unit summary clearly identifying:
    - Single-family detached units.
    - Townhouse units.
    - Multifamily units.
    - Affordable/workforce housing units.
    - Total dwelling units proposed.
3. A detailed density calculation shall be provided demonstrating compliance with applicable County zoning requirements, including gross acreage, constrained acreage, wetlands, open space, rights-of-way, and developable area.
4. The workforce housing component should be clearly defined, including affordability commitments, income restrictions, duration of affordability, and number of units proposed.

Commercial Development

1. The application proposes approximately 200,000 square feet of retail space and approximately 100,000 square feet of restaurant space. Supporting utility documentation also references additional commercial uses including a large-format retail store, convenience store, medical uses, nursing home facility, and multiple retail centers. The applicant should provide a definitive commercial development program and square footage summary.
2. A market and operational narrative should be submitted describing:
    - Retail uses.
    - Restaurant uses.
    - Medical office uses.
    - Institutional or nursing care uses.
    - Hours of operation and anticipated employment generation.

Environmental Resources

1. The application identifies approximately 60 acres of existing forest, with approximately 55 acres proposed for removal. This substantial level of clearing raises significant concerns regarding environmental impacts. A forest conservation and reforestation plan should be

submitted demonstrating compliance with State requirements and identifying opportunities to preserve existing woodland resources.

2. Approximately 6 acres of non-tidal wetlands are identified, with approximately 5 acres of proposed impacts. Given the scale of the proposed disturbance, the applicant shall provide:

- Wetland delineation mapping.
- Jurisdictional determinations.
- USACE correspondence.
- Wetland mitigation strategy.
- Avoidance and minimization analysis.

3. Wetland impacts approaching the total amount of wetlands on the property warrant detailed review and justification. The applicant should demonstrate why impacts cannot be avoided through site redesign.
4. Public Pre-Check results identify concerns involving wetlands, agricultural preservation districts, soils, FEMA floodplain areas, and the Delaware Ecological Network. The applicant shall address each environmental constraint in future submissions.

Open Space and Site Design

1. Only approximately 5 acres of open space are identified on an 85-acre mixed-use development. The applicant should provide a detailed open space calculation and demonstrate compliance with applicable County requirements.
2. Open space areas should include functional recreational opportunities and environmental preservation areas rather than relying solely on stormwater facilities and residual lands.
3. A comprehensive landscaping and buffering plan should be provided, particularly along Route 113 and at interfaces between commercial and residential uses.

Transportation

1. The project fronts on US Route 113 and proposes connections to Molly Field Road. Due to the size and intensity of development, a Traffic Impact Study will be required and should evaluate:

- Route 113 operations.
- Molly Field Road impacts.
- Intersection improvements.
- Internal circulation.
- Freight and delivery traffic.
- Multimodal accommodations.

1. No weekday trip estimate was provided. The applicant should submit estimated trip generation calculations prepared in accordance with current ITE standards.
2. Internal sidewalks and bicycle facilities are proposed and should provide safe connections between residential and commercial components.
3. Coordination with DART regarding future transit opportunities should be pursued given the scale of proposed development.

Utilities

1. Tidewater Utilities has indicated a willingness and ability to provide public water service, subject to execution of a water service agreement and project-specific review.
2. The applicant shall provide confirmation from the Town of Dagsboro regarding available wastewater treatment capacity for the proposed development.
3. Supporting sewer documentation identifies approximately 567 EDUs. The applicant should reconcile utility demand calculations with the development program submitted through PLUS.

Stormwater Management

1. The application does not provide a conceptual stormwater plan. Due to extensive proposed land disturbance and wetland impacts, a comprehensive stormwater strategy should be submitted demonstrating compliance with DNREC and Sussex Conservation District requirements.
2. Stormwater facilities should be integrated into the site design and designed to protect downstream water resources and environmentally sensitive areas.

Additional Information Requested

1. Submit a comprehensive master plan depicting:

- Land use areas.
- Building footprints.
- Residential unit types.
- Open space.
- Environmental features.
- Access points.
- Stormwater facilities.
- Utility infrastructure.

2. Provide architectural renderings and elevations for residential, retail, restaurant, and institutional components.

3. Clarify annexation intentions and identify the reviewing governmental authority with jurisdiction over zoning and land development approvals.

Preliminary Planning & Zoning Recommendation

Based upon the information submitted, Planning & Zoning has significant concerns regarding the accuracy and completeness of the development program, density calculations, extensive forest clearing, substantial wetland impacts, insufficient open space information, transportation impacts, and utility service capacity. Additional information addressing the comments above should be provided before a formal recommendation can be made.

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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
July 1, 2026

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: Town on Frederica 2025 Comprehensive Plan (2026-06-01)**
County: Kent **Municipality: Frederica**
Location:
Project: Review of the Town of Frederica's 2025 Comprehensive Plan Update.

III. 9:15 AM **Review and Discussion: West Dennys Road General Business Rezoning (2026-06-06)**
County: Kent **Municipality:** Unincorporated
Location: North side of West Dennys Road
Project: Review of proposed rezoning approximately 18 acres from IL & IG (Limited Industrial & General Industrial) to BG (General Business) in an area categorized as State Strategies Level 1.

IV. 9:45 AM **Review and Discussion: Campbell Property (2026-06-09)**
County: Sussex **Municipality:** Unincorporated
Location: Lying on the southwest side of Lighthouse Road (Rt. 54), West of Fenwick Island
Project: Review of a proposed site plan for 352 age restricted rental units with a restaurant and fitness center. A 23.1-acre mixed use project in an area categorized as State Strategies Levels 3 & 4.

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

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a

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

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

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

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

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

V. 10:15 AM **Review and Discussion: Daisey Estates (2026-06-08)**
County: Sussex **Municipality:** Unincorporated
Location: Lying on the north side of Daisey Rd. at the intersection of Honeysuckle Rd.
Project: Review of a proposed rezoning and site plan for a planned community with a workforce housing component. Approximately 105-acre project with 342 total units consisting of single family, multifamily and duplex style housing options. Rezoning proposes change from AR-1 (Agricultural Residential) to MR/RPC (Medium Density Residential/Residential Planned Community District) in an area categorized as State Strategies Levels 2 & 3.

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.

VI. **10:45 AM Review and Discussion: Hunter's Run Development Project (2026-06-03)**
County: Sussex **Municipality:** Unincorporated
Location: 30836 DuPont Boulevard, Dagsboro, DE 19971
Project: Review of a proposed site plan for an 85-acre mixed use development project that includes a mix of housing options, medical office space, approximately 200,000 sq ft of retail space and 100,000 sq ft of restaurant space in an area categorized as State Strategies Levels 2-4.

The project is within a Tier 2 and 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

VII. 11:15 AM **Review and Discussion: 2027 City of Lewes Comprehensive Plan Pre-Update (2026-06-04)**
County: Sussex **Municipality:** Lewes
Location:
Project: Pre-update review of Lewes' Comprehensive Plan in preparation for their 2027 Comprehensive plan update.

The proposed project is a Comprehensive Land Use Plan Update of the City of Lewes. The Sussex County Engineering Department does not have comments for this project.

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

VIII. 12:00 PM Lunch

IX. 1:00 PM **Review and Discussion: Town of Elsmere Comprehensive Plan Amendment (2026-06-05)**
County: New Castle **Municipality: Elsmere**
Location:
Project: Review of the Town of Elsmere's 5-year review, includes their accomplishments, an updated Tuture Zoning map and updated examples of historic properties in the town.

X. 1:30 PM **Review and Discussion: Reserve at Christiana Creek (2026-06-07)**
County: New Castle **Municipality:** Unincorporated
Location: Whittington Woods, New Castle County
Project: Review of a proposed site plan for an 82-lot open space planned subdivision. Approximately 63.5 acres residential project in an area categorized as State Strategies Levels 1 & 5.

XI. 2:00 PM **Review and Discussion: NCC Ord 26-053 Rezoning (2026-06-02)**
County: New Castle **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 and 420 Boyds Corner Rd.
Project: Review of a proposed county ordinance 26.053 to rezone part of TP 13-007.00-038 from S (Suburban) to I (Industrial) and to amend the comprehensive plan to be consistent.

XII. 2:15 PM **Review and Discussion: NCC Redevelopment Ordinance (2026-06-10)**
County: New Castle **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 & 420 Boyds Corner Road

Project: Review of a proposed county ordinance to amend NCC Code Chapter 40, Article 3, Article 5, Article 7, Article 8, Article 9, Article 14, Article 22, Article 26, Article 3 and Article 33 regarding development.

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
DELAWARE
sussexcountyde.gov

July 7, 2026

Mr. Javier Torrijos
Torre Engineering
26 E. Commerce St.
Smyrna, DE 19977

RE: PLUS Review (PLUS 2026-06-03) – Hunters' Run Development Project

Dear Mr. Torrjos,

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. This includes the County's Homebuyer Assistance Program,** which provides eligible homebuyers with down payment and closing cost assistance, structured as a deferred 0% interest second mortgage. Developers offering homeownership units are encouraged to make prospective buyers aware of this resource.

Further, Sussex County recently strengthened the Sussex County Rental Program (SCRP) through the adoption of Ordinance No. 4060, offering even greater incentives for developers who choose to participate. The SCRP continues to permit up to 12 units per acre, by right, in eligible areas that set aside 25% of the total units for affordable rentals. SCRP now also allows building heights of up to 60 feet with streamlined, more flexible setback standards for participating projects. Combined with the program's expedited review process, the SCRP

offers developers a meaningful opportunity to increase project density and marketability while helping meet the County's affordable housing goals. For more information on program details and compliance, please visit the Community Development & Housing website at www.sussexcountyde.gov/affordably-priced-rental-units. To learn more about project eligibility and design criteria, please review the Ordinance at https://sussexcountyde.gov/sites/default/files/ordinances/o4060.pdf. The application for SCRP 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