

August PLUS Meeting - Part 1

00:00:02:05 - 00:00:23:10

Unknown

One, but it will show up as a certification issue just because of a technicality. And that's just because we need some kind of documentation from Kent County. You know, the intergovernmental coordination part of the plan is great. I know that you've been coordinating. We just need, you know, when you submit the revised plan, we just need a letter from them or some type of documentation of the discussions.

00:00:23:10 - 00:00:43:14

Unknown

And, you know, and their, their, their comments on the plan. So like I said, that will show up as a certification issue, but nothing to worry about because I know we'll get that documentation and everything will be fine. Yeah. And then one of the recommendations, we'll have a couple of recommendations. Very minor nature, just about one of the charts, some readability things there.

00:00:43:14 - 00:01:22:12

Unknown

But the the annexation area I'm going to have a recommendation for you in the letter regarding that. And I'll work with you, Sharon, on that. And that is related to what you said about the the small amount of parcels that you that are, you know, kind of slated for a potential annexation. They're noted on the map, as you know, with a future land use designation with a color I'd like to work with you on potentially just denoting an annexation area through some type of hatch or some type of boundary on that, just for, you know, to remove some ambiguity for clarity purposes.

00:01:22:14 - 00:01:43:00

Unknown

But so because I looked at it, everything's there. It's just, you know, we could more clearly state like, oh, this is an annexation area. That's all. Once again, very minor issue. And I'll work with you, Sharon, on that. And like I said, a couple of the charts, like just an example like figure one, the colors were kind of similar.

00:01:43:00 - 00:02:09:06

Unknown

So it's kind of hard to differentiate. But that's all. That's all you're going to get from state planning. Like I said, a very good job. Minor stuff will be in the letter and I'll work with you ahead of time and we'll get it wrapped up quickly. Thank you. So thank you for all your work on this. We'll go ahead and get started with the state agencies, and we will go to delegate first.

00:02:09:07 - 00:02:34:12

Unknown

Thank you. Josh and good morning everyone. Sharon, thank you for the presentation. No concerns, particularly from our office. The only substantive note that I have is that town of Little Creek is within the Delaware Bay Shore Byway. So in the written comments, yeah, we'll have some information about that program, the resources available, that sort of thing. But other than that, no.

00:02:34:12 - 00:02:50:06

Unknown

No concerns. I'd like that. You mentioned the dog park. It's one of my favorites. So thank you. Thank you Steve. All right. Dan.

00:02:50:07 - 00:03:20:08

Unknown

Thank you. Josh den record viewers appreciate the opportunity to review the comprehensive plan. Please be aware that there are new climate scenarios available for Delaware. We will include the link to that information so you can update those numbers in the plan. There's going to be a couple of recommendations of things that you should consider, including. A sea level rise would be one of them just due to the acceleration and what's coming in the coming decades due to climate change.

00:03:20:10 - 00:03:41:08

Unknown

Also, the plan, we didn't see that it address the potential for saltwater intrusion. So that's going to be something you're going to want to consider. There's also no mention of the excellent groundwater recharge area in the town. We'll provide more information on that.

00:03:41:09 - 00:04:12:14

Unknown

The wellhead protection area and the excellent groundwater recharge area is projected to become permanently inundated at the 2 to 3ft sea level rise level. That's projected to happen at 2100. So you have some time on it. But consider how you're going to handle that issue. It's also recommended to revise the coastal inundation map to show the location of critical infrastructure as it relates to sea level rise.

00:04:13:00 - 00:04:40:01

Unknown

Let's see if there's anything else. And then the other recommendation is to work with del Dot to develop plans for elevating or otherwise improving drainage of low lying, state maintained roads that are currently experiencing flooding from sea level rise. There's also something called the limit of moderate wave action line will include more information in our written comments.

00:04:40:01 - 00:05:07:14

Unknown

But just to consider revising the floodplain map or including a map showing this line, it's basically the line where waves can come in and there are some parcels and infrastructure that exist within that in the

town. So other than that, thank you so much. Great plan. We appreciate your time. Thank you.

00:05:07:15 - 00:05:30:00

Unknown

We'll go. Oh sorry. Just freak me out to switch the screen. And I was like, wait on my people. Go, okay. Keep them on. I thought we had a meeting. Snafu. All right, so we saw the look on my face. All right. Next, we'll go to Dema. I believe we have Cara.

00:05:30:01 - 00:05:56:03

Unknown

Good morning. We do not have any concerns with the comprehensive plan. Phil was not able to look at this. And because of the mitigation part, Phil's our state hazard mitigation officer. I will have him take a look at this before final comments or submitted to make sure he doesn't have any additional suggestions or comments. Okay, thanks. And just clarify, that means there might be something else showing.

00:05:56:04 - 00:06:05:12

Unknown

Might be an additional comment in the written letter. Thank you. Yes. Next we'll go to a storage preservation office.

00:06:05:14 - 00:06:37:02

Unknown

The town of Little Creek does not meet the population minimum to require a section on historic preservation in the Comprehensive Plan. However, we highly recommend that the town take the opportunity to consider the historical resources and develop a plan for their preservation. Little creek's comprehensive plan focuses on the community's desire to keep a small town feel. One important tool to consider for this goal is the preservation of historic places within the area, as they contribute to the town's overall atmosphere.

00:06:37:06 - 00:06:50:11

Unknown

There are several historic resources nearby, which include Little Creek Hundred Rural Historic District and will add a historic preservation plan to our final comments. That's all for.

00:06:50:12 - 00:06:55:00

Unknown

Thank you. Thank you for.

00:06:55:01 - 00:07:12:01

Unknown

Next, we'll go to a department of AG. I have Laura, I believe.

00:07:12:03 - 00:07:34:07

Unknown

Looks like okay. Looks like part gracious. Okay. Looks like she might have dropped off. Okay, so then we'll go. Last but not least, we'll go to Cole with a state housing authority. Thank you. And thank you, Sharon, for the

great presentation. DSH supports the Town of Little Creek's ten year comprehensive plan update for its alignment with smart growth principles.

00:07:34:09 - 00:08:07:07

Unknown

We agree that development within the town should match its existing small town character, and be limited to redevelopment of vacant and underutilized parcels within its current borders. We also recognize the environmentally sensitive areas, including the floodplain, as significant varies towards development. However, we do know that there is currently no zoning designation which supports housing denser than detached single family zoning, and although mixed use is allowed and as a conditional use under the commercial zone, few parcels have that designation.

00:08:07:08 - 00:08:37:10

Unknown

While we are not recommending in any sense of the word, massive mixed use development outside of the town of Little Creek's borders, we would appreciate some rezoning to allow for missing middle density, ideally duplexes or small townhomes within the underutilized vacant residential areas and the town of Little Creek. Such changes would match the anti sprawl approach of Little Creek while encouraging context sensitive infill development.

00:08:37:13 - 00:08:53:12

Unknown

Of course, Little Creek does not have a large enough population and qualify for any new legislative mandates regarding dense zoning, so this is only a small recommendation. Thank you.

00:08:53:14 - 00:09:04:13

Unknown

Okay. Thank you. Cole. Do we have did I miss anybody? Rose. Is there anybody from state agency. So it's not commented yet.

00:09:04:14 - 00:09:34:11

Unknown

Okay. Thank you much. I do see a hand up, which I believe is a public comment. So we will get to that. I did want to note that the Dover, Kent Metropolitan Planning Organization is was not able to attend today, but they do plan on providing some advisory comments attached to this letter. I do say we have a mayor Strauss online, so not that you have to speak, but I just wanted to acknowledge your attendance and I wanted to make any comments.

00:09:34:12 - 00:10:04:10

Unknown

I appreciate the acknowledgment. For those of you who are not aware of my name's Edward Strauss. I am the mayor of Little Creek. I do live at 160 Main Street, Dover, Delaware, in the municipality. Excuse me for the background noise. I'm at work. I just want to thank Sharon for all of our hard work on this. And I do see that the gentry are in attendance here, so I appreciate the town's, you know, interest in making sure the comprehensive plan is something the town can support.

00:10:04:11 - 00:10:28:03

Unknown

I just do want to address the one comment on working with del Dot on the state road subject inundation. That is something I've been trying to do for many years. Matter of fact, they came out within the resiliency section on, you know, priority of roads. I did talk to that time, Mr. Pappas, from on how low we were ranked on that chart.

00:10:28:04 - 00:10:53:09

Unknown

But it's definitely something I'm pushing, something I've been working on with Dema Del Dot for the past six years. So I just appreciate everybody support, and we are definitely committed to resilience and making the community better. So I appreciate it. Thank you. Thank you, Mayor Strauss. And yeah, you may not have heard all the comments and made initially, but just wanted to thank you.

00:10:53:10 - 00:11:12:15

Unknown

You know, you and Sharon for the hard work because we do realize that it's, you know, resource constrained town. And as you heard overall the plan is very much supported. We just have some suggestions to make it even better. But you know, great job on the plan. I do see just want to make sure we get to everybody.

00:11:12:15 - 00:11:33:03

Unknown

I do see we have the Kent Economic Partnership online. I just wanted to give Zach a chance to comment if you wanted to. Sorry. Jointly. Thank you. No comments here. Okay. Thank you Zach. All right. With that we will go into public comment period. I do see we have a couple in the room that might want to comment, but I do see we have a hand on line.

00:11:33:03 - 00:11:58:08

Unknown

So we'll go ahead and go there first. We'll go to Julie Morris. Julie Morris I want to say how much. Little creek's approach to their comprehensive plan resonated with me, especially being a resident of Milford and seeing the overgrowth and development that we have here. The plan really proves to me that that does not have to be the philosophy of the community, and what's surrounds me.

00:11:58:08 - 00:12:26:01

Unknown

Most was in there saying that agricultural heritage was part of your identity and, you know, not just simply vacant land. I was equally impressed with how seriously in the plan you treat flooding and the environmental limitations. That is like third, fourth, sixth priority in Milford. Little Creek is showing that a community can say, this is who we are.

00:12:26:03 - 00:12:45:05

Unknown

This is what we value. These are the places we want to protect. And growth needs to fit within that vision, not erase it. And I actually was so impressed. I sent it to Milford and said, look, look what you could be. Because Milford is also doing their comp plan. And since I have three minutes and I really wanted to talk to the plus this, this is the rest.

00:12:45:06 - 00:13:13:05

Unknown

The rest is for the plus people, not little Creek. So I want to just say that the phrase no objections is being used by developers. And you know, I've searched Delaware law and I cannot find anywhere in there where it requires the Office of State Planning Coordination put no objections in the plus response. What the law requires is just a written compilation of the agencies.

00:13:13:05 - 00:13:47:01

Unknown

So since it's not required, I suggest removing it. A developer and planning official goes before council plus has no objections. But when someone actually reads the report, there's pages of historic preservation and other agencies with significant concerns and objections. And we've already seen that in case law showing that it matters. O'Neill versus the town of Middletown, OSP said the state had no objections, even though the same review contained many concerns.

00:13:47:02 - 00:14:14:06

Unknown

Middletown relied on your guys plan, and the court upheld the decision. Yielded the decision making to speak and invalidated the rezoning. So it's not hypothetical. This was ten years ago, and it's likely to happen again, especially now that people are watching. If Delaware law does not require you to put the no objections, why continue to use that language?

00:14:14:06 - 00:14:46:02

Unknown

It can be easily removed because it's not required. So I'm going to go to my second concern, which is a I'm not surprised that little creek is telling or is telling Little Creek to do more developing. Don't listen to them. I know that they're capable of more, because I spent the last week looking at all of the previous years, you know, things that you guys have put out and dsh you in your past.

00:14:46:02 - 00:15:12:04

Unknown

Plus comments have examined actual affordability gaps, whether proposed first time buying housing would really reach the intended household, the housing type, the transit, the services and the location quality. But the plus meetings we attend, the public facing discussion too often is just Delaware needs more housing. The comments Delaware needs more housing. We already know Delaware needs housing, but that should be the beginning of the analysis and not the end.

00:15:12:04 - 00:15:49:01

Unknown

And we aren't. Why aren't we hearing the same project specific analysis every time? How many units are needed? I won't keep going, but there's lots of stuff that DSH should be evaluating, you know, is this house is this location at this density for this population, looking at whether it's safe, accessible, sustainable for people with disabilities? And the other reason we we expect a deeper analysis from DSH, the public is finances and and facilities and housing development.

00:15:49:02 - 00:16:16:02

Unknown

You guys administer programs. Developers rely upon apartment interest. The hours I'll be 30 more seconds, 31 seconds. We all have. We don't have time. I'm sorry. We have other people who wish to comment. Thank you. If you'd like to email them to me, that's certainly something. Thank you. Thank you. We do have Lisa Rice online. I believe. She said she wanted to comment, but she was not able to raise your hand.

00:16:16:03 - 00:16:49:03

Unknown

Sorry. Can you? Can you hear me? Okay. Yes, please. Okay. Thank you for this opportunity. My name is Lisa Rice and I'm from Middletown. And I want to support Little Creek in the comprehensive plan. And like Julie this previously, I would like to mention housing as well. The reason is this in the 2025 Affordable Housing Task Force report by the State Housing Authority, they clearly stated that the housing that Delaware needs is for residents that don't even live here yet.

00:16:49:05 - 00:17:22:10

Unknown

In addition to that, Fort DuPont in Delaware, we are now considering housing and making new districts to build housing in historic state parks. Regarding solar farms, over 500 acres in Delaware, which is Kent and Sussex County, have been committed to solar farms at this point and offshore wind farming. At three hours, beach residents outside of Little Creek agree with Little Creek, and we want to protect them because we feel the same way.

00:17:22:11 - 00:17:49:01

Unknown

And my hope is that they little comprehensive plan focused on restoration, rehab and protection of habitats for wildlife because that's exactly what we need right now due to, like I said, the offshore wind farming, the solar farming. And now for you, Pont, we have to protect our habitat, our waterways and and recognize the ones and needs of all the residents.

00:17:49:02 - 00:18:11:14

Unknown

Thank you for your time and patience with me. Thank you. Lisa, I will go in the room. Did you wish to make your comments? Well, we don't really know what's in the competition program, but you've got set up. But we live in the town. And my personal thing. I don't want growth because I just can't handle it. We have tankers down there.

00:18:11:14 - 00:18:41:07

Unknown

Something happened. Please say your name. And I'm sorry, gentlemen. Okay, I just go along. That's okay. We live at 455 Main Street. Thank you. I'm sorry. I'm sorry to interrupt. You can continue. Yeah. I'll see. I don't really know what you got in your plan. Completely. I know how I responded to it. I sent a letter, but growth we don't really need.

00:18:41:08 - 00:19:00:09

Unknown

So you did participate in the process with the town, which is great. That's what we want you to do, is participate in the planning process with the town. And then that makes it to us. Thank you. I know he to fill the three minutes. Just wanted to make sure you had an opportunity to talk. All right.

00:19:00:10 - 00:19:28:03

Unknown

Well, with the other ones, I have a problem hearing I should hearing today, but it's just. We just need to know what's in there. A town, especially in detail, of what you're looking to get and to make it, probably don't want to hear, because I don't really know. So.

00:19:28:04 - 00:20:01:13

Unknown

The dish is the problem. Thank you. Got that in there though we don't there is information about drainage and being a problem and flooding and that that was addressed by by DBS and prepared to plan that is in there. So you can rest assured that that is in there as a strategy and goal going forward, because they made a plan back prior years when they come out and and invested a lot of money also into it.

00:20:01:14 - 00:20:09:07

Unknown

But we didn't get a satisfaction on that one. So.

00:20:09:08 - 00:20:13:05

Unknown

Again, you got.

00:20:13:06 - 00:20:17:01

Unknown

More of us talking about.

00:20:17:02 - 00:20:26:05

Unknown

Thank you. All right. That's everyone in the room. Anybody else online? We do have about one more minute left.

00:20:26:07 - 00:20:49:05

Unknown

Okay. Not seeing anyone else. We'll make sure we try to keep on schedule here. Rose, do we have a date for the letter? Sorry. This is the first meeting of the day, so usually I have to make Rose count. But you will

have 2020 working days from today's meeting date. You will have a letter on or before that date.

00:20:49:06 - 00:21:14:05

Unknown

2020 4th of September. All right. And you will have a letter before that. And then just to real quick, just to wrap up the process will be the letter goes to, you know, both Little Creek and DBF about having all those comments today. We will work with Sharon to address those comments, at which point we'll get a revised plan back and the plus response letter.

00:21:14:05 - 00:21:36:05

Unknown

And then if everything looks good, that allows a little creek to go ahead and schedule meetings to get the plan adopted. And we'll wrap this up by our by our November date. So thank you everyone for your time today and congratulations on the good plan. Thank you so much. Josh. Thank you Rose. Have a good day. You too.

00:21:36:06 - 00:21:46:04

Unknown

Thank you. Bear with us for a few seconds as we transition to our next meeting. You are welcome. That is. That concludes.

00:21:46:05 - 00:22:31:07

Unknown

Is there a way to get.

00:22:31:08 - 00:22:45:11

Unknown

So morning for those coming in for the Camden Camden Hospital. Is everyone in the room is joining for you today.

00:22:45:12 - 00:22:49:12

Unknown

Correct.

00:22:49:13 - 00:22:56:12

Unknown

Okay. And and who's my who's speaking? I'm sorry.

00:22:56:13 - 00:23:26:07

Unknown

Hey, this is Jamie Andrews with bowler. I'm the civil engineer. I can introduce the project. Okay. Thank you. I just need to know who I'm talking to. Thank you. All right. Well. This morning. Good morning everyone. I'm Josh Thomas. I'm the circuit rider planner for Kent County jurisdictions here at the Office of State State Planning Coordination. And we are here this morning discussing the plus review for 2020 608 ten, which is the Christiana Care Camden Hospital.

00:23:26:08 - 00:23:46:01

Unknown

And before we get started with the meeting proceedings, just a reminder that there will be a public comment period at the end of this application. Please use the Raise your Hand button to identify yourself if you wish to comment and do the time. Person wishing to speak will be limited to three minutes, which can be shortened at the discretion of the coordinator and with speaking.

00:23:46:01 - 00:24:06:02

Unknown

Please state your name and address and only comment on the project being reviewed. Comments received today will be filed in our file, but will not be included as part of our final response. The Preliminary Land Use Service is a technical advisory committee that provides comments about state agency regulations and recommendations regarding each project. There are no final approvals, decisions or actions made through the process.

00:24:06:02 - 00:24:35:14

Unknown

It is informational only. Therefore, it is recommended that you participate in the local jurisdictions land use review and approval process and provide your comments through that venue. So with that, I'm going to turn it over to Rose. Who who can give a overview of who's online from our state agencies as far as reviewers go. And then after that, Jamie, I will probably I'll turn it over to you to give a brief overview of the project and let Rose know if you need to share your screen, and we can make that happen.

00:24:35:15 - 00:24:55:12

Unknown

Take it away, rose. There. Thank you. Jeff. On the phone today we have Steve Bear with Delta as well as Ian Peters, Wesley Hicks, Megan Patterson, Taylor, Angela, Gina Elias. With Denmark, we have Beth with DML, we have Tara Wilbur.

00:24:55:14 - 00:25:09:12

Unknown

Everyone still here? That was here before.

00:25:09:14 - 00:25:33:05

Unknown

We do not have. Oh, yes. There you are. Sorry, sorry, sorry. I'm here, I'm here. Sorry I love names. All right. And then we have with State Historical Preservation Office, we have Carlton Hall and Hannah Lewis. Cole Schultz with housing and.

00:25:33:06 - 00:25:59:05

Unknown

It. Unless someone wants to correct me, I believe that is all the agencies with us today. Thank you. Oh, we have Karen Horton with housing as well. Right. Thank you. Jamie, I believe you said you were going to be providing the overview on you need to share your screen. Yeah, I can share the concept plan that was submitted for plus.

00:25:59:06 - 00:26:14:13

Unknown

Okay. Great. Rose is going to work on getting you set up for that right now. And then go ahead and take it away. Give a brief overview, then we'll have a chance to ask you any questions, and then we'll get into comments. You should be able to present that.

00:26:14:14 - 00:26:43:00

Unknown

Can everyone see the concept plan. Yes. All right. So for the record my name is Jamie Andrews. As mentioned with bowler I'm the civil engineer for this project. We've got some other bowler folks on the line as well as the developer team, Sam and Mike with Trammell Crow. The project is located at 4800 South DuPont Highway in the town of Camden.

00:26:43:01 - 00:27:15:09

Unknown

This parcel zone, C-2 highway commercial, consists of a two story Christiana Care Hospital building totaling just over 40,000ft² between the two levels. As was noted in the summary packet, we've got two primary uses. The first floor is going to be a hospital. Use your ambulance and your emergency care, and then the second floor is going to be for your general medical office visits and walk ins.

00:27:15:10 - 00:27:53:15

Unknown

As depicted. We've got surrounding parking lot, dry sidewalk and access improvements to support the development. It's also worth noting our our project here is part of an overall master plan that's going to be done by others, and that master plan stretches to the west and the north, to the top and the right side. Outside of the view that we're looking at here, done by others, not part of this project, but we understand those there to be other uses such as grocery, retail, hotel and residential.

00:27:53:15 - 00:28:10:12

Unknown

And why I'm noting is because we tie our project into that overall master plan, as is depicted on the right side of the page here with our our main entrance tying into future road improvements.

00:28:10:14 - 00:28:40:05

Unknown

The other entrance to the south or the left side of the page here is going to be dedicated for ambulance access only so regular individuals can access that point. They're going to be only accessing from the right side. Finally, stormwater management is planned on site and our project will comply with all requirements set forth by the conservation district.

00:28:40:06 - 00:28:53:05

Unknown

As I mentioned, we have the developer team on as well. Trammell Crow, Sam, Mike. If I didn't cover anything worth noting in that brief intro, which feel free to chime in.

00:28:53:07 - 00:29:02:05

Unknown

I think that's everything. Appreciate that and I appreciate everyone having us here on this call this morning.

00:29:02:06 - 00:29:27:12

Unknown

Thanks, Sam. Okay. Thank you for the overview. And I do appreciate you kind of mentioning the kind of forthcoming master plan, because we do see the transportation infrastructure kind of delineated there. And just for everyone's knowledge, it was a bus project quite a few years ago. It's the last one I see in our records is 2024, 1009.

00:29:27:14 - 00:29:44:12

Unknown

So I'm assuming it will change. But, you know, just want to appreciate you mentioning that larger context there. Any questions before we get into comments.

00:29:44:13 - 00:30:17:05

Unknown

Okay. Seeing none we'll go ahead and get right into it. I'll start off from the Office of State Planning Coordination. This project is located in the municipal limits of Camden, and it is on the State Strategies map. The 2025 strategies for State Policies and Spending, noted as an investment level one and Investment level one, are areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by state policy development.

00:30:17:05 - 00:30:34:03

Unknown

Level one is consistent with the 2025 strategies for state policies, and spending there for the Office of State Planning Coordination would support this site plan. So I will move next to del Dot.

00:30:34:04 - 00:30:47:07

Unknown

Thank you. Josh and good morning everyone. Thank you for the presentation. This is a very interesting project. Have you guys been in for a scoping or meeting yet?

00:30:47:08 - 00:31:17:13

Unknown

We have we have had the scoping meeting. Again, all the all the entrance improvements are are through the master plan. But we have discussed these these access points as part of. Good. Very good. Yeah that's what I understood. Reviewing with our development coordination section I can see on the plan that's on screen, the main entrance that will come out to the front road there to thank you for that.

00:31:17:14 - 00:31:41:10

Unknown

Even though this is part of the Expert Edward review process, we'll still have to do traffic analysis. So just work with our section to complete

that review. We'll have some standard comments in the written letter. The only thing really relevant for this meeting that I want to bring up is that with an investment level one, we'll look to have pedestrian facilities along the frontage.

00:31:41:13 - 00:32:21:03

Unknown

I think that's illustrated in the image there. Just kind of want to verify that. But okay. Yeah. Just connecting it to what's further south next to the parcel. But you have it there. Thank you. I understand. Yep. Okay. As I said, this is an investment level one area in investment level \$1 prioritizes improving safety, expanding access to transit, pedestrian and bicycle facilities, supporting economic development and strengthening connections among existing redeveloping and new neighborhoods, public facilities and commercial areas.

00:32:21:03 - 00:32:29:01

Unknown

And this project is in alignment with that. So thank you.

00:32:29:03 - 00:32:34:01

Unknown

Steve, and we'll move to Denmark next.

00:32:34:03 - 00:33:03:01

Unknown

Thank you. Josh Denmark reviewers have some recommendations. There are no major concerns within this project. Be aware there's an excellent groundwater recharge area on the entire site, so you're going to have to consider local requirements, County requirements for that. And that's all from Denmark. Thank you so much. Thank you. We'll move to.

00:33:03:03 - 00:33:34:03

Unknown

Good morning. Our only recommendation is that it is adjacent to a 100 year flood plain to the south of the property, and it is not located in an evacuation zone or in the zone. And our other only comments are related to renewable energy. And they'll be in those comments will be in the written letter.

00:33:34:04 - 00:33:41:06

Unknown

Okay. Thank you. We'll move next to.

00:33:41:07 - 00:34:12:03

Unknown

There is moderate potential for archeological resources or office recommends an archeological survey prior to any ground disturbance activities. We request that the applicant review the Delaware Unmarked Human Burial and Skeletal Remains Law, which addresses the process around the treatment and disposition of burials that are discovered. Historic agricultural complexes are often associated with historic family cemeteries and unmarked graves.

00:34:12:04 - 00:34:22:00

Unknown

That's all for Shippo. Thank you. Carlton. We'll go to housing next.

00:34:22:01 - 00:34:46:10

Unknown

Given that there is no housing proposed for this site, we have no comments. A goal, I figured. But, you know, I gotta ask anyway. Of course. Thank you. No, actually. Thank you. I believe that's all of our state agency reviewers. Did I miss anyone? Please speak up if I did.

00:34:46:12 - 00:35:07:15

Unknown

Okay. Thank you. Now we'll move. I do want to note, as I did in the last application, that the Dover, Kent Metropolitan Planning Organization was not able to attend today. But they did mention that they would provide some advisory comments attached to the plus letter, which is pretty standard practice for them. So you will get those comments as well.

00:35:08:00 - 00:35:14:05

Unknown

Do we have anyone from the town of Camden online?

00:35:14:06 - 00:35:39:08

Unknown

I don't see anyone using anyone. Okay. We do have Zach from the Economic Partnership. Zach, did you wish to make a comment on this project? Just listening and thank you. Okay. Thank you. Zach. We want to make sure we give you the opportunity. Okay. I think that's everyone. We will go to public comment next. There's nobody in the room other than staff here.

00:35:39:11 - 00:35:52:01

Unknown

Is there anyone online who wishes to make a public comment? And I do see Julie Morris with your hand up. You may proceed. And your three minute starts now.

00:35:52:02 - 00:36:10:11

Unknown

So I'm not sure where to start. So, so because a for profit operator is involved and Delaware just enacted restrictions concerning the control of a nonprofit.

00:36:10:12 - 00:36:23:00

Unknown

Cut out. Julie, can't hear you. Maybe turn off your camera. It might help with connections.

00:36:23:01 - 00:36:43:01

Unknown

Should other. Can you hear me? Yeah. Now you're back. And I stop your time while you were out. So. Go ahead. Thanks. Should other state approvals advance like this meeting before that threshold is, you know, revoked. And.

00:36:43:02 - 00:37:17:15

Unknown

I just want to add, like, a disclosure might be needed for, you know, a participation originally sitting on the council for the participation in the project specific utility decisions. And then I just have a few other things I want to add in. You know, do planning, you know, your viewers what present zoning authority allows an inpatient hospital and whether the project should even proceed through the state review without that being identified as well?

00:37:18:00 - 00:37:43:14

Unknown

Because I know that is being held. You know, that's still in something about zone S, I don't know, we don't have those zones in Milford, so I won't get into it. You guys know more about it than I. And then directly at del, you know, does the traffic analysts include the hospital plus the remaining Cooper Farm development and not just 38,000ft² building?

00:37:44:00 - 00:38:10:01

Unknown

What's the actual capacity? The fire flow, the peak demand, that redundancy and whether capacity remains after this residential Cooper Farm buildout? The emergency resilience review, the hospital evacuation, fire flow, all of that stuff. What else?

00:38:10:02 - 00:38:25:03

Unknown

How much time do I have left? Because I'd love to go back to DSH a one minute, so I'll go back to DSA. Surprise! They didn't recommend a duplex inside here. So.

00:38:25:05 - 00:38:41:15

Unknown

I'll get back to another time. Thank you. That's all. Thank you. Julie. I did see that Lisa Rice was not able to raise your hand, but we saw your comment in chat. If you were able to unmute, you may go ahead and start.

00:38:42:00 - 00:38:57:12

Unknown

Hi. Good morning. Lisa Rice from Middletown. I appreciate this opportunity. I to question the zoning for this project, but more importantly, I oppose it because I oppose the Christiana Care.

00:38:57:13 - 00:39:31:00

Unknown

Sprawl across Delaware without supporting Bay health. And they help as a Kent County campus. And I speak for every taxpayer in Delaware and that I've spoken to about this, which is a lot that we're against the monopoly. Thank you for your time. Lisa. Thank you. Lisa. Any other public comments online? Please use the Raise Your Hand button.

00:39:31:01 - 00:39:41:08

Unknown

Seeing none. Going once. Going twice. Okay. We'll we'll we'll close the public comment period for this application.

00:39:41:09 - 00:39:57:12

Unknown

Count. We have we will have the written comments and a letter on or before September 24th. Any last questions or comments from our applicant before we conclude the meeting?

00:39:57:14 - 00:40:09:04

Unknown

Okay, that wraps it up. Thank you for for your time and attention. I'm going to assume you're going to stay on. Correct. Are you guys doing this? This?

00:40:09:05 - 00:40:34:08

Unknown

Yes, yes. We'll stay on and give a similar presentation. And we are within our 15 minutes if you want to go ahead and start now or if you want to give it a few minutes, I'll let you have a better handle on if you've gotten comments from people wanting to attend, but from there may be. So I'm sorry.

00:40:34:09 - 00:45:54:03

Unknown

Okay. All right. Well, we'll give it about five minutes and so reviewers can take a break, and then we'll come back about 955 and get started. That sound good? Good. Thank you everyone. Thank you everyone.

00:45:54:04 - 00:46:21:13

Unknown

Okay. We're back. It's 955. If all my reviewers are ready, you just let me know by turning on your camera or give me a thumbs up. I lost the office in our group of. Oh, there we are. Okay, I didn't see. I get two pages of people, and I was like, I lost Bruce. So. Okay, so if we're if if we're ready, we're going to go ahead and get started.

00:46:22:00 - 00:46:40:07

Unknown

The first part, I know you've already heard it, but we're going to go through it again. Just so in case there's anybody new on the phone for my applicant, I will do the preamble. I will turn it over to Rose. So she'll let us all know who's on the phone, which state agencies are on the phone that will be commenting, and then we'll turn it back over to you to give us an overview similar to what you did for the Camden one.

00:46:40:10 - 00:46:59:05

Unknown

So good morning everyone. My name is Dorothy Morris. I'm the circuit rider planner for Sussex County within the Office of State Planning. Thank you for joining us for the meeting. We are going to be talking about Christiana Care, which is 2026, zero 811. There will be just everyone is aware there will be a public comment period at the end of this application.

00:46:59:06 - 00:47:22:00

Unknown

If I will call for you to raise your hand. If you want to speak, please use the Raise your Hand button to identify yourself that you wish to comment. Due to timing, each person will be limited to three minutes, which can be shortened at the discretion of plus coordinator depending on how many people wish to speak. When speaking, we are going to ask you to state your name and address and remember to only comment on the project being reviewed today.

00:47:22:01 - 00:47:50:08

Unknown

Comments received today will be filed in our plus file, but will not be included as part of the final plus response. The Preliminary Land Use Service is a technical advisory committee that provides comments about state agency regulations and recommendations regarding each project. There are no final approvals, decisions or actions made through the plus process. It's informational only. Therefore, it is recommended that if you wish to speak on this project that you participate in the local jurisdictions land use review and approval process and provide your comments through that venue.

00:47:50:08 - 00:48:00:07

Unknown

And with that said, I'll turn it over to Rose to let us know who's on the phone from state agencies. Thank you. John. Final headcount.

00:48:00:08 - 00:48:33:02

Unknown

All right. With us today with state agencies. With Delta, we have Steve Baer, Ian Peters, Wesley Hicks, Megan Patterson and Gina Elias. We have Beth with Rick Wilbur with FEMA, Carlton Hall and Hannah Lewis with the branch office. And we have Cole Schultz and Karen Horton with Housing Authority. Okay. And I did forget to mention for everyone, I did say that we're looking at 20, 2608 11.

00:48:33:03 - 00:48:51:10

Unknown

That is Christiana Care located at 20769 DuPont Highway in Georgetown. So I'll turn it over to you for an overview to the applicant. Great. Thank you and share my screen and just let me know when you can see it.

00:48:51:12 - 00:49:23:07

Unknown

Yes, we can see them. Yes. Thank you. Once again, my name is Jamie and I'm with Buller. I'm the civil engineering consultant for this project on behalf of the developer team, Trammell Crow. As you noted, our project is located located at 2769 DuPont Boulevard within the town of Georgetown. This parcel is zoned H c highway commercial. This also consists of a two story Christiana Care Hospital building, totaling just over 44,000ft² between the two levels.

00:49:23:08 - 00:50:06:14

Unknown

Two primary uses, once again the first for being hospital use so your ambulance and emergency care, and then the second floor being your general office visits. We're proposing surrounding parking, drive aisle, sidewalk and access points to support the project. Our two main access points are full movement entrances where my hand is off of Bramhall Street. The third access point is a write in only and this is only for ambulance entry, so no other vehicles will enter from that that location other than emergency vehicles.

00:50:07:00 - 00:50:39:15

Unknown

There's two access points has been coordinated with Delta via scoping meeting, and we are in receipt of an area wide study fee letter. We've also coordinated with the Conservation District for stormwater management improvements. What has been agreed to is to maintain the existing stormwater management facility where my hand is. We are going to improve the outfalls there to support the development, but otherwise that facility is operating.

00:50:40:01 - 00:50:49:01

Unknown

There's no there's no known drainage issues within the area or within that existing facility.

00:50:49:02 - 00:51:10:00

Unknown

Once again, Sam, I'll pass it to you. If there's anything you'd like to comment on for this location, please feel free to chime in. Nope. That's perfect again. Thanks, Jamie. Thank you.

00:51:10:01 - 00:51:22:01

Unknown

Do I have any questions from my reviewers? Before we get started on comments?

00:51:22:02 - 00:51:45:14

Unknown

I'm not seeing any. If my reviewers have any questions, please feel free to speak up. It's hard to see everybody, but if we're good, I'll go ahead and move on with comments. So from the Office of State Planning Coordination, this is in an investment level one. It is also within located within the town of Georgetown. Investment level one is consistent with development through this based on the 2025 strategy, state policies and spending.

00:51:46:00 - 00:52:11:04

Unknown

Investment level one does reflect areas that are already developed in urban and suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by state policy development. And level one is consistent with the 2025 state strategies, and spending there for the Office of State

Planning has no objections to development of this site for a medical facility, provided it meets the relevant codes and ordinances of the town.

00:52:11:05 - 00:52:21:05

Unknown

With that, I will turn it over to state agencies for comments regarding the development of the site. And we'll start with Delta. Steve.

00:52:21:06 - 00:52:45:09

Unknown

Thank you and good morning, everyone. Again, thank you for the presentation. As you noted, you've had your scoping and you already have your area wide study fee information in hand. So that takes care of your traffic analysis. The ambulance entrance on 113 is a special arrangement. So we'll continue to work with you on that. The entrance to the north there on Bromwell, that's a town street.

00:52:45:09 - 00:53:04:09

Unknown

So we have much less to say than we otherwise would on that. Thank you for including the pedestrian facilities along the front edge. But other than that, we'll just have some standard notes in the written comments. And I already read the level one investment policy priorities with the last site just like this. So I'll I'll skip that. Thank you.

00:53:04:10 - 00:53:19:01

Unknown

Okay. Thank you very much. And correct me if I'm wrong, but I do believe dart did not have comments on this on these projects. So we're going to skip over dart. But if I'm wrong please join in Denmark Beth.

00:53:19:02 - 00:53:45:08

Unknown

Thank you. Dorothy. The main segment of the Georgetown bond tax lies in the southern portion of the site and the main special access right away segment of the Georgetown Bond Tax ditch lies on the southwestern portion of the site. There are rights of way associated with those tax ditches that we will include in our written comments, but we notice that these were not marked or labeled on the plan sets.

00:53:45:08 - 00:54:11:05

Unknown

So please clearly mark and label all existing tax ditches and rights of way. If you are going to be discharging into the main segment of the Georgetown Vaughn Tax Ditch located on the southern property boundary, please reach out to the text The Dendritic Drainage Program for the asphalt design information as necessary. We will provide the contact information in our written comments.

00:54:11:06 - 00:54:49:10

Unknown

Also, be aware that there is a brownfield site on this site. The program ID is D1916. There is an existing negotiated Brownfield Development Agreement on file for the site within the Division of Waste and Hazardous

Substances. A copy of this agreement can be found at the Delaware Environmental Navigator. We will include that link in our written comments. So you must contact the remediation section for information on how this proposal may be impacted by the existing Brownfield Development Agreement for the site.

00:54:49:10 - 00:55:26:09

Unknown

We will include that contact information in our written comments, and if the applicant applicant has secured a certified consultant, that's the Hazardous Substances Cleanup Act. Include the name of the firm on all site plans, and state that the firm is providing certified consultation services as part of the brownfield development process. A full remediation investigation will require multiple reviews between remediation section and the applicant's his certified consultant Sultan.

00:55:26:10 - 00:55:58:07

Unknown

Also, Denmark wanted to note that in general, the infill and brownfield redevelopment aspect of this proposal is consistent with the strategies of the 2025 Delaware Climate Action Plan and as it being in level four lands as well. That's all from Denmark. Thank you so much. Thank you very much. State Historic Preservation Office, Carleton, there has been a lumber yard on the property since the mid 20th century.

00:55:58:08 - 00:56:12:15

Unknown

The structure does not require architectural survey and the area has been heavily disturbed by its construction. We have no concerns for this project. Okay. Thank you very much. Dema.

00:56:13:00 - 00:56:33:10

Unknown

Hi. Good morning. Demon doesn't have any concerns with this project. It is not in a special flood area. It is not located in Sussex County evacuation zone. Our only comments will be around renewable energy and it's our standard comment.

00:56:33:12 - 00:56:56:05

Unknown

Okay. Thank you very much. Any comments on this one? No comments okay. Thank you. Okay. I see that we do not have state fire marshal on the phone today. Georgetown is also not on the line. Please note that if we have an agency does not that was unable to be with us today. You may get their comments in writing in the final letter.

00:56:56:07 - 00:57:07:04

Unknown

So with that, is there any questions or comments from the state reviewers or the applicants that we needed to discuss further?

00:57:07:05 - 00:57:41:05

Unknown

Okay. Seeing none, I will move to public comment. I see that Julie does have her hand raised. Julie, give me just a second. Please identify yourself. Give your name and address and then you have three minutes. Thank you. Julie Morris 21142 Cedar Beach Road in Milford. I want to start by saying that health care Sussex County needed but because this project is being presented as a hospital, I think the public deserves a very clear picture of exactly what is being built and what those risks are.

00:57:41:06 - 00:58:02:06

Unknown

I mean, this isn't a traditional full service hospital. The proposal is for eight emergency beds, eight inpatient beds. There's no ICU, there's no operating rooms, there's no labor and delivery units. So it seems like it's more like a walk in clinic, which we have many. I want to know what happens when a patient comes in who's too sick to stay there.

00:58:02:06 - 00:58:39:03

Unknown

Where are they being transferred? How far away is that hospital? How many ambulances or expected to transfer those patients? And has anyone actually looked at whether local EMS can handle that additional burden? Because I'll tell you they cannot. So second, the property, like Denmark stated, is on a brownfield site. I'm not sure why an entire plan would be like put out when you don't even I mean, I, I try to find like what the substance was and and I couldn't so maybe they know already, but it just seems like I would look into that especially.

00:58:39:03 - 00:59:02:12

Unknown

It's a health care facility being built. It's one of the first things I would consider when I would build something like this. Like, oh, there's a brownfield site, it could be contaminated is what is the contamination that was found? Was groundwater affected, whether vapor intrusion was evaluated, what cleanup is required. And you know, whether Denmark will require a full cleanup before patients and employees can occupy the building?

00:59:02:12 - 00:59:28:06

Unknown

I would think that that would be what is the main part of their presentation. Look at all these things that we plan to make sure that this hospital is safe. That's concerning to me. I was going to mention the fact that this prior owner also bought this site for 3.48 million in 2024, and then Christiana bought it for 6.75 million in August of this year.

00:59:28:07 - 01:00:00:05

Unknown

I I'm just going to leave it at that. Again, what I stated with Emory's, the for profit company partnering with Christiana Care, who will actually control staffing, management, billing and hospital operations since Delaware. You know the what is the role of Emirates here? Finally, this project is in place in the state's accelerated permitting program. And just because it's faster permitting, it should not mean less scrutiny.

01:00:00:05 - 01:00:26:10

Unknown

And I am asking you plus people to slow down enough to answer the basic questions, as this site say, can the roads in Sussex County handle this? Can the utilities, can the fire service? Can EMS handle it? Who controls the hospital and are the public and local government getting the full picture before approvals move forward? Thank you Julie.

01:00:26:11 - 01:00:51:04

Unknown

That's all. Thank you. Thank you. Julie I also did see that Lisa Rice, you have a public you have a comment. Give me just one second to get the timer started back. Lisa. Go ahead. You have three minutes. Hi. Thank you. I'm Lisa Rice from Middletown, and I just wanted to state that I have concerns about the safety of this project as well, just based on the fact that it's a brownfield.

01:00:51:04 - 01:01:19:00

Unknown

And I just, I'm concerned about that. I would like to have support that indeed is safe for a hospital of all things to be built on, and especially because we have so many solar farms that are going up in small lots is small enough for one single family home as much as 100 acres at a time. And we're we're giving up land like that for a solar farm.

01:01:19:00 - 01:01:52:09

Unknown

And yet building a hospital on a brownfield, it's it's disturbing and very concerning. And I appreciate this opportunity to speak. Thank you. Lisa. Thank you. Is there anyone else on the phone that wishes to speak regarding the Christiana Care in Georgetown? This is Beth. I'm just going to follow up from Denmark. The reality is that, you know, I don't know specifically what contamination exists on the site, but I do know that capping is one method for sealing the contaminants in.

01:01:52:10 - 01:02:18:08

Unknown

They can remove the contaminants. There are a lot of remediation actions that take place because I don't work for that division. I represent all of the divisions, I don't know, but this is these are things that are definitely closely considered and they have a monitoring plan. Again, I welcome you to look at the den website, the Delaware Environmental Network, to find that information.

01:02:18:09 - 01:02:36:07

Unknown

Thank you. Beth. Okay, second call for anyone on the line that wishes to speak. I don't see any hands raised. If there is anyone that for some reason can't raise your hand, please unmute and speak and let me know that you would like to speak.

01:02:36:08 - 01:02:54:03

Unknown

Okay, seeing no one, we will go ahead and close this out. We thank everyone for joining us for this call today. We will be we will get comments from state agencies and the letter will be out to the applicant on or before the 24th of September.

01:02:54:04 - 01:03:00:14

Unknown

Thank you all for coming in. Thank you.

01:03:00:15 - 01:19:01:10

Unknown

Okay. Because we have so many people on the phone, whereas I'm going to look to you or is our second applicant here yet? That would be springboard collaborative, right? I don't believe so. Okay. All right. So Rose will let us know when the next applicant is in. And we'll see you all hopefully in a minute or a couple of minutes.

01:19:01:11 - 01:19:21:12

Unknown

How are we doing? We got everybody we need for the next meeting. Rose, I believe so. Carlton, can you confirm no one else is joining you? I believe the developer is is going to join Judd. I'm not sure if he's on yet. Let me guess. Judd. All right. We'll wait a few more minutes. We'll keep an eye out for him.

01:19:21:14 - 01:19:36:04

Unknown

I talked to him this morning, and he did say he was joining by zoom. So right now. And there we go. Got everyone on. My reviewers can.

01:19:36:05 - 01:19:46:01

Unknown

Okay, my reviewers are ready. We'll get started on the next project.

01:19:46:03 - 01:20:06:05

Unknown

Hey good morning everyone. My name is Dorothy Morris. I'm the circuit planner for Sussex County within the Office of State Planning Coordination, and I'm in charge of running the meeting for the for 2026 0806, which is Springboard Cottage Community. It is located at the north of the intersection of Murray's Lane and East Market Street in the town of Georgetown.

01:20:06:07 - 01:20:25:14

Unknown

I'm going to give Carlton and Judson. I'm going to give a little preamble, and then I will turn it over to Rose. She's going to let us know who's on the phone from the state agencies, and then we'll turn it back to you to give us an overview of the project. So again, welcome everyone to plus 2026 0806 Springboard Cottage Community.

01:20:26:00 - 01:20:48:03

Unknown

For anyone that's new on the phone, there will be a public comment period at the end of each application. I will ask, as we near the end of the discussion, that you raise your hand if you wish to speak. Once I call on you, I would need you to identify yourself and remember to only comment excuse me on the plus project that we're talking about at this time.

01:20:48:04 - 01:21:15:04

Unknown

You will have. You will be limited to three minutes, which can be shortened at the discretion of plus coordinator and and sorry, I already said that comments review today will be filed in our plus file, but will not be included as part of our final plus response. The Land Use Service is a technical advisory committee that provides comments about state agency regulations and recommendations, but there are no final approvals, decisions or actions made to the plus process.

01:21:15:05 - 01:21:40:15

Unknown

It's an informational process only. Therefore, it is recommended that if you're on the phone from the public and you wish to speak about this project, that you participate in your local jurisdictions, land use review and approval process and provide your comments through that venue. And with that, I'll turn it over to Rose. Thank you. With us today we have dealt with Stephen Bear and Peters, Wesley Hicks, Megan Patterson and Taylor said.

01:21:41:00 - 01:22:01:00

Unknown

We have with Beth what we have Tara Wilbur, Carlton Hall and Hannah Lewis with State Historical Preservation Office and Cole Schultz with Housing Authority, and Karen Horton as well.

01:22:01:01 - 01:22:08:14

Unknown

Thank you very much. Carlton or Judson, if you want to give an overview.

01:22:09:00 - 01:22:40:01

Unknown

Thank you. Dorothy, again, Judson Malone is the developer. He is with us today so he can answer some questions if you need. From the owner standpoint, I am Carlton Savage, Scaled Engineering, the engineer on the project. Just simple overview. This is a year one zoning within the town of Georgetown. It requires a category one site plan. Since we are at 124 dwelling units, they are cottage dwelling units per the town's code.

01:22:40:03 - 01:23:06:05

Unknown

We submitted the plus at the threshold with the MoU at the town under under the zoning. This is a by right overlay that is on this property. The maximum density is 12 units an acre. We are we are presenting 8.85 units per acre with associated parking and a community center for the facility, as well as the open space and amenities that go along with that.

01:23:06:05 - 01:23:41:02

Unknown

So that's the overview I have. Judson, anything to add? Only that the project is intended to be for affordable housing. Our target income ranges between 30 and 80% of area median income. We are pursuing a somewhat novel operational approach of using a community land trust, coupled with a limited equity co-op as the as the structure of the of the of the development.

01:23:41:03 - 01:24:16:12

Unknown

And so there will be some degree of shared ownership contribution, but the majority of the financing will be through a typical, you know, affordable housing financial stack. And it will not be a low income housing tax credit, a project we simply do not comply with the current shape requirements for this for cottage type development. Typically they're more for multi-family type projects.

01:24:16:14 - 01:24:52:07

Unknown

So so that's basically the thrust of, from our perspective, the mission behind the development. Do you have any additional I'm sorry, this is do you have any additional information on the HUD involvement with the project? We have not yet. We are waiting to get this plan into past the preliminary design point, so that we'll have enough engineering data to do a proper cost estimate, and at that point, we'll have our numbers and we'll begin the conversations with HUD.

01:24:52:08 - 01:24:56:12

Unknown

Okay. Thanks.

01:24:56:14 - 01:25:06:05

Unknown

Are there any other questions from reviewers before we get started on comments?

01:25:06:06 - 01:25:27:03

Unknown

I miss Laura. I miss Laura with a forest group. Flora of them is also on the line. Thank you. Okay, there's no other questions. I'll get started with comments from the Office of State Planning. So this project is in a level one investment area, which is consistent with the strategy. State policies and spending is also located within the town of Georgetown.

01:25:27:03 - 01:25:51:15

Unknown

Investment level one reflects where areas are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or info projects are expected and encouraged by state policy. Development in level one is consistent with the 2025 strategy. State policies and spending. Therefore, the Office of State Planning supports this housing project and we we thank you for bringing it in.

01:25:52:00 - 01:26:13:09

Unknown

We support the housing project, especially if being a affordable housing project, which we all know is much needed in the state. So we do support it, provided it meets the relevant codes and ordinances of the town. So with that, I'm going to turn it over. I'm going to begin state agency comments and we'll start with Delta. Steve.

01:26:13:10 - 01:26:40:05

Unknown

Dorothy and good morning, everyone. Thank you for the presentation. We don't have too much to say for this one, simply because you're not proposing access to state maintained roads. Outside of that, you're close enough to the airport there in Georgetown. That will give you some information about an instruction review process, but don't anticipate any problem with that. Outside of that, as was noted, this is an investment level.

01:26:40:05 - 01:27:03:07

Unknown

One area in investment level one prioritizes improving safety, expanding access to transit, pedestrian and bicycle facilities, supporting economic development, and strengthening connections among existing redeveloping a new neighborhoods, public facilities, and commercial areas. And this project is in alignment with those policy goals. So thank you. Okay. Thank you Steve. Beth with Dan.

01:27:03:08 - 01:27:31:08

Unknown

Thank you. Dorothy, the housing and density aspects of this proposal are consistent with the goals and strategies of the 2025 Delaware Climate Action Plan. We do have some recommendations here, one of which is that we see that there is an intermittent stream on the western portion of the site. The application proposes to disturb less than one acre of the waterway for an ingress egress at Murray's Lane.

01:27:31:09 - 01:28:03:00

Unknown

So for this reason, a jurisdictional determination should be conducted for the site to flag the wetland boundary. This should be done. Wetland delineation should be done by a qualified professional. For a list of consultants and engineers, please contact the wetlands section called the Wetlands and Waterways Section. If there are wetlands on the site, then you'll need to reach out to them to determine what permits are needed.

01:28:03:01 - 01:28:33:00

Unknown

There's also a new requirement regarding electric vehicle charging. Requirements for residential EV charging. Infrastructure is now required for new residential construction in Delaware. Under the regulations for State Energy Conservation code for new one and two family dwellings, parking shall be provided with one electric vehicle, ready space or electric vehicle supply equipment space per dwelling unit. More information will be included in our written comments.

01:28:33:00 - 01:28:45:04

Unknown

And that's all from Denmark. Thank you. Thank you very much. We have Carleton with.

01:28:45:05 - 01:28:50:12

Unknown

Carleton. Are you ready for comments? If not, I can move on.

01:28:50:13 - 01:29:20:04

Unknown

Sorry about that. My mike is have an issue. Sorry. I apologize for that. That's okay. The project area has a moderate potential for archeological resources. The Delaware State Historic Preservation Office recommends an archeological survey prior to ground disturbance activities, and we just request that the applicant review the Delaware mark human burial and human skeletal remains law and will provide additional section 106 comments in our final comments.

01:29:20:04 - 01:29:23:14

Unknown

Thank you.

01:29:23:15 - 01:29:28:13

Unknown

Thank you very much, Tara, with.

01:29:28:14 - 01:29:32:14

Unknown

Good morning.

01:29:32:15 - 01:30:01:05

Unknown

Sorry, we don't have any we don't have any recommendations. There's no flood concerns. There's it's not in a Sussex County evacuation zone. It's also not near the power plant in new Jersey. Our only comments will be in relation to the renewable energy commitment and some recommendations for emerging technologies, which Denmark has also touched on. That's all. Thank you.

01:30:01:06 - 01:30:20:01

Unknown

Thank you. Do we still have a on the phone? I'm not seeing okay. Great. Ice cream. Yeah I'm still here. My program does not have any comments as this has no forest loss potential.

01:30:20:02 - 01:30:51:04

Unknown

Perfect. Thank you very much. Okay. And last but certainly not least is a thank you, Dorothy DSA. DSA supports the springboard Kindness community and the strongest possible terms as the cottage community will indirectly address the ongoing housing crisis by producing 124 affordable homes. This site presents a unique and critical opportunity to add new housing in a

county which is in desperate need of it, particularly for individuals in the 30 to 80% of area median income.

01:30:51:07 - 01:31:19:05

Unknown

We know that the site is already zoned to allow for urban residential planned communities, and is large enough to represent a significant increase in the overall supply of affordable housing. Not only do we believe the location to be suitable, but the style of development is well aligned with existing guidance on missing middle housing, preserving residential privacy and neighborhood character while enhancing community cohesiveness and supporting the housing needs of individuals unable to afford units on the private market.

01:31:19:07 - 01:31:51:13

Unknown

Furthermore, this projects affordability is based on market principles and not public subsidy alone. The smaller footprint requires less materials and laborers to construct, lowering hard development costs, while the project's shared infrastructure provides households with lower utility bills. We also note that the Community Land Trust and Co-op model can keep this development affordable and long term. As the project advances, we encourage the developer to discuss the project and any available funding sources with us.

01:31:51:14 - 01:32:16:02

Unknown

Lastly, we note that cottage style development is already recommended under Cha's Zoning and Land Use Reform Pilot program, as well as new legislation including SB 23 and before 50. Ultimately, developments like these are key to solving the ongoing housing crisis and ensuring that every Delawareans has a home and we are eager participants in ensuring their success. Thank you.

01:32:16:03 - 01:32:24:03

Unknown

Thank you very much. All right. Do I have any other reviewers that I missed?

01:32:24:05 - 01:32:33:07

Unknown

Okay. Seeing none Carleton or doesn't. Any questions for us so far?

01:32:33:08 - 01:32:50:03

Unknown

Or the. I have no questions at this time. Okay. Thank you. So with that, we will move to public comment if you'll just give if you would like to comment on this project, if you would raise your hand and then give me a minute so I can get my timer back up here.

01:32:50:05 - 01:33:03:00

Unknown

Do we have anyone on the phone that wishes to comment on the Springboard Cottage community? I know we have Lisa. Sorry. Yeah, sorry.

01:33:03:01 - 01:33:30:04

Unknown

Okay. Lisa. Lisa. Right. I'm going to start with Lisa Rice. Lisa. Go ahead. Thank you very much. My name is Lisa Rice and I'm from Middletown. And I appreciate this opportunity. This development is not key to solving the houses crisis in Delaware or homelessness. I work with HUD, Da, DSH and Housing Alliance Delaware as a very large part of the ten month Affordable Housing Task Force.

01:33:30:07 - 01:34:04:08

Unknown

Chronic homelessness cannot be helped. That's been stated. Some people are just going to be chronically homeless. Statewide public meetings with Housing Alliance Delaware, the Collab and the Department of Health have repeatedly said that beds are not a problem in Delaware. The Affordable Housing Task Force report stated that Delawareans that Delaware needs housing for people that don't even live here yet, as we are forming special districts to build housing in state parks like Fort DuPont, when will decision makers listen to taxpayers?

01:34:04:09 - 01:34:31:09

Unknown

How dare you ignore us when you spend our money? Georgetown does not want 124 tiny cottages and that should be respected. The 2025 Housing Report stated that Delaware needs special housing for severely disabled people. When are we going to start addressing that? The developer's wife on this project voted yes as a member of the Georgetown Council, despite overwhelming negative response by Georgetown residents.

01:34:31:10 - 01:34:49:10

Unknown

This is a problem. Thank you for your time. Thank you. Lisa, is there anyone else from the public that wishes to speak on the Springboard Cottage community?

01:34:49:12 - 01:34:55:08

Unknown

Oh. I'm sorry. I'm Julie Morris. Go ahead.

01:34:55:10 - 01:35:11:08

Unknown

So every time I hear a presentation on the springboard community, it changes depending on who there in front of.

01:35:11:09 - 01:35:35:02

Unknown

Sometimes it's described as transitional housing, permanent affordable rental housing, permanent affordable housing, cottage housing. And now today, saying something other than cottage housing. We shouldn't have to guess what it is. That concerns me.

01:35:35:03 - 01:36:23:14

Unknown

Georgetown already stopped reviewing new cottage housing projects because that's what they went into Georgetown to pass an ordinance for. And like Lisa said, the the spouse voted for it. A huge problem. And then it was overturned and they are now repealing it. So this again is a project going forward with no zoning approval. So it's not it's the other thing is a is my concern is that this this project is described as, you know, supportive services for seniors, for people with disabilities.

01:36:24:02 - 01:36:50:04

Unknown

And that is a huge problem in my mind, because as a person who really looked into this project, because I was really a fan, you know, a big fan of this project, but they are not Ada accessible. There's many steps to get inside the doors, aren't able to have a wheelchair come in.

01:36:50:05 - 01:37:10:02

Unknown

I mean, that's a huge problem because you're going to just put more stress on the system of the fact that these people are moving into these homes as, as long term plans, and then they go into the hospital, then they have to come out with a wheelchair, and then they're going to end up stuck in the hospital and needing permanent housing somewhere else.

01:37:10:03 - 01:37:13:06

Unknown

You know.

01:37:13:07 - 01:37:38:05

Unknown

That's a huge problem. And Delta, although yeah, okay, the state roads aren't involved, but I mean, you should look at this. There's going to be staff, there's visitors, service providers. There's going to be deliveries, emergency vehicle access. Pedestrian crossings and connections to all the nearby services. So you should have a huge say in a big project like this going on.

01:37:38:06 - 01:38:10:00

Unknown

I actually wasn't aware that there were wetlands, so I'll look into that, too. Historically, this this Springfield did not is trying to push forward with a plan on a huge wetland area in north of Milford, which is why I was really interested in, you know, looked into it in a great deal. And I know that it's more expensive to have Ada compliant homes, but if you're going to do it, you need to do it right.

01:38:10:01 - 01:38:35:01

Unknown

Like, you can't say, here's senior housing and for affordable for people with disabilities, come here and then not have it accessible to them when they need a wheelchair down the line, because that's just the fact of the matter. Most people end up in a wheelchair or needing walkers, and they need to be able to fit through and go to their bathrooms and get in with the time frame.

01:38:35:01 - 01:38:45:00

Unknown

And thank you very much. Thank you. Anyone else? Any other public comments?

01:38:45:01 - 01:39:06:12

Unknown

Okay. Seeing none. I did want to make the comment that we have a couple of reviewers that are not on the phone or online today. Notably is State Farm Marshal's Office. So any comments that we received them will be in the letter. If there's no other questions or comments, we will go ahead and end the meeting for the Springboard Cottage community.

01:39:06:13 - 01:39:14:03

Unknown

We will collect state agencies and we will get the letter out to you.

01:39:14:04 - 01:39:35:07

Unknown

Okay. Oh I'm sorry, Jean, I see you're on the phone. Did you want to comment on the spring board cottage or are you here for the next one? I'm here. I'm here for the next one. Okay, I thought I thought so, but I certainly didn't want to miss you. No worries. Thank you. Thank you. All right. Thank you very much.

01:39:35:08 - 01:39:58:12

Unknown

From our college, you know. Oh, sorry. We're not done with Carlton. Sorry. No, I was just going to ask Carlton if you had any questions before we finished up, but go ahead. Rose? I don't think so. As long as I'm okay. Well, I just wanted to thank you all for coming in, and I will let the reviewers know when Georgetown arrives for their next application.

01:39:58:13 - 01:40:25:05

Unknown

Okay. Thank you very much, Jean. She also. Good morning. Yeah. Jean's on. But I think we're waiting on. We're waiting on Brian. Brian was going to. I think Jean is Brian. Brian's going to present. So one second. I'll bring him up. Okay. Thank you. Can I. Could I add just one thing really quickly? Sorry about. I'm sorry. No.

01:40:25:05 - 01:40:28:01

Unknown

But you.

01:40:28:03 - 01:40:51:12

Unknown

Don't like on the foundation. Like, I think that that should be looked at more with tornado winds that come through here and gusts of how they're secured in the ground. And that's my last thing. Okay. Thank you. Thank you. Okay. Brian should be logging in now. Yep. Okay. Perfect.

01:40:51:13 - 01:41:14:08

Unknown

Okay. Thank you. Brian. We ended a little early, but we are, you were set for 11:00, so I try not to go in. Or our plus agenda does say for people to sign in about 15 minutes early. So I try not to start before that 15 minute time period, but we are within that. So if you would like to go ahead and get started on yours, if you're ready, we're ready.

01:41:14:10 - 01:41:37:01

Unknown

So, okay, so how this works is Brian, I'll do a little preamble to everyone on the online and then Rose will come on and let you know who's on the phone from state agencies that will be commenting today. And then I'll turn it back over to you just to give us a brief overview of why we're here today with the town of Georgetown.

01:41:37:02 - 01:41:55:14

Unknown

So welcome, everyone. If you if I, if you haven't been on the phone before. I'm Dorothy Morris I'm with the Office of State Planning Coordination. I am the circuit rider planner for Sussex county within the Office of State Planning. So we're here today to review the Town of Georgetown Comprehensive Plan Amendment under 2026 0802. It is a proposed.

01:41:56:00 - 01:42:17:09

Unknown

It is a review of future land use map amendment and update to update the designations of the application or the agenda. Sorry, the agenda does say about eight three parcels. I'm looking through it. I believe it's closer to about 78 parcels, but still quite a few parcels. So with everybody on the phone, there will be a public comment period at the end of each application.

01:42:17:09 - 01:42:38:12

Unknown

Please use to raise your hand button to identify yourself. If you wish to comment, I will call on. I will call for you to do that a little bit later in the call. Due to timing, each person wishing to speak will be limited to three minutes, which can be shortened at the discretion of the Plus coordinator. When speaking, please state your name and address and remember to only comment about the project being reviewed, which would be the Comprehensive Plan amendment.

01:42:39:00 - 01:43:02:13

Unknown

Comments received today will be filed in the plus file, but will not be included as part of our final plus response, the the preliminary land Use service. And I'm not going to say the second part that you've heard all morning because this is a comprehensive plan amendment to that really doesn't the part about it being technical doesn't really match because they do have to come through this office for approval.

01:43:02:13 - 01:43:22:02

Unknown

So with that said, I do want to let you know that if there's anybody on the phone that has comments about the amendment, that you do need to work

with the town through their amendment process and any public meetings, they have to have your comments heard as well. So with that, I'm going to turn it over to Rose.

01:43:22:02 - 01:43:56:01

Unknown

Rose. Thank you. On the phone with us today, we have dealt with Stephen Bear and Peters, Wesley Hicks, Megan Patterson and Taylor Stone Chula with we have rang dema. We have Tara Wilbur with state historic Preservation Office. We have Hannah Lewis and Carleton Hall with housing authority. We have call Schultz, Alex Médias and Karen Horton, as well as Laura with Department of AG Forestry.

01:43:56:03 - 01:44:34:01

Unknown

Okay. Thank you very much. And I'll turn it over to Brian. Great. Thank you everyone. So this comprehensive plan amendment was started in two, motivated by the our five year review of the comprehensive plan to the the plan planning Commission started in the March time frame, sort of determining what might need to be reviewed and or updated. And it was determined that the future land use map was the was was the the priority to review and to update as necessary.

01:44:34:02 - 01:45:08:09

Unknown

The changes that were being identified revolve around basically updating the future land use designations of properties that basically ensuring that they sort of match the what was what's truly believed to be the the underlying land use and the future land use of those categories, which sometimes ends up needing to match the zoning that that was presently dedicated to those properties.

01:45:08:10 - 01:45:37:14

Unknown

So a number of basically the Planning Commission reviewed the entire town. And so we picked out what appear to be random properties that needed to be updated. But largely they were responding to conditions on the ground or just not as well updated parts of the town's future land use map. So just as a summary of some of those changes include properties.

01:45:37:15 - 01:46:23:03

Unknown

To the the East, the our Ward one ward in town, changing some of those properties from an industrial to residential. And that's really because they have recently been developed as, as residential and sort of ensuring that a number of multifamily properties are actually dedicated to be multifamily as their future land designation as well. We also updated a number of properties on our North Bedford Street corridor, assuming and believing that we that they will see some change over to a sort of a business, a small scale business uses in the future.

01:46:23:05 - 01:46:49:15

Unknown

Some of that had been done in the 2021 Comprehensive plan, but sort of the last remaining properties it was determined to we wanted to make sure that those were all sort of a comprehensive or a consistent destination in that, in that area of town. We also permitted property owners to submit potential ideas for changes or redesignations to properties.

01:46:50:00 - 01:47:09:01

Unknown

And so we did accept some of those which may anticipate future developments. We also received a number of petitions from properties outside of the current town limits of Georgetown. They.

01:47:09:03 - 01:47:16:15

Unknown

Most were in our present annexation area or potential annexation area. And then we did add.

01:47:17:00 - 01:47:53:10

Unknown

Or propose to add a tax increase, our potential annexation area to include a series of properties which are understanding is that they they are proposed for development presently in the county's jurisdiction, though that's known as the Cedar Crest Farms or Cedar Crest development on South Route nine. And and that was done because or they actually petitioned us because they did also petition us for the provisioning of out of town water and sewer should that development proceed.

01:47:53:10 - 01:48:18:01

Unknown

So it was, in the opinion of the Planning Commission that that seemed to make sense to include in a potential annexation area, if they were, if they end up actually developing and then using out of town water and sewer of the town of Georgetown. And yes, and that's and that's pretty much it. There's no text amendments that are necessary as part of this review.

01:48:18:03 - 01:48:33:09

Unknown

The changes are largely or are completely limited to the map itself.

01:48:33:10 - 01:48:43:07

Unknown

I'm sorry. Thank you. Brian, are there any questions for Brian before we get started with comments?

01:48:43:08 - 01:49:11:08

Unknown

Okay. Seeing none. Seeing no reviewers that have questions I will get started from the Office of State Planning. So I thank you very much for the overview. When the application first came in, it looked very daunting. But going through them, going through the map, I can clearly see that the town has done a great job in reviewing the map and seeking to bring the future land use map into what may actually happen in the future, which is what the land use map is about.

01:49:11:10 - 01:49:37:03

Unknown

So essentially, this is the first step in changing that map. The Office of State Planning does support the town in your efforts. I did I personally, from the Office of State Planning did not see an issue with most of the of the changes that you wish to make. We will hear from the other agencies to see if they had any comments or issues regarding the parcels to be had.

01:49:37:03 - 01:49:56:00

Unknown

The annexation area, I think, is the only place that we have a stopgap there. It does appear to be a single owner or equitable owner for a subdivision, and I do understand that they have been through the Sussex County and that subdivision is pending. So I fully understand why they would want the town to look at it, especially since they're looking for water and sewer.

01:49:56:01 - 01:50:20:12

Unknown

But with that said, they are in a level four area according to the strategy, state policies and spending, which is an area which, as you know, is and in a low density area of of Sussex County conference plan. And as you know, the Office of State Planning doesn't takes position of not supporting development in level four areas as infrastructure may not be ready in those areas.

01:50:20:14 - 01:50:41:02

Unknown

So based on its location and level for the Office of State Planning, will not take a position on that amendment request until the application is viewed by the Cabinet Committee on State Planning Issues. This review will allow the state to fully consider the future infrastructure impacts of the potential land use action, and will provide clarity to the town of Georgetown.

01:50:41:03 - 01:51:04:10

Unknown

The Cabinet Committee on State Planning Issues Review must occur before action on the amendment by Georgetown's planning commission and or council, and I will work with you. I know we've talked. I'm as I know now if it if the town is okay with it. We will do our best to get it on the October agenda, which I will talk to you offline, separate from this meeting to make sure that it gets on the October Cabinet committee agenda.

01:51:04:14 - 01:51:24:14

Unknown

I do see that it's been through the Planning Commission. I do not believe it's been through council. Is that correct? It's just been the planning commission at this point. Yeah. Okay. So with that said, I'm going to turn it over for state agency review. And we're going to begin with Steve.

01:51:25:00 - 01:51:51:05

Unknown

Thank you. Dorothy. And good morning, everyone. Thanks for the presentation. I would want to just kind of echo what Dorothy said, that we don't have too much to say. We are aware of level four implications and that sort of thing as far as the rezoning itself or the amendment itself, no particular comments at this time in the future, should they develop, we'll still have to have all the applicable reviews and approvals as as applicable.

01:51:51:08 - 01:51:54:07

Unknown

Thank you.

01:51:54:08 - 01:52:19:12

Unknown

And let me just jump in here, because Steve just reminded me of something that's somewhere in my comments here. But I didn't say at the end of this, approving the amendment does not mean that the state would not have a comments on projects. So if a project still meets the criteria, it would still be required to come back and you would get more detailed comments regarding a development on each, on each project or on each lot.

01:52:19:12 - 01:52:27:01

Unknown

So with that said, sorry, I forgot that in my comments and I'll move right on to Beth in Denmark.

01:52:27:03 - 01:53:01:05

Unknown

Thank you. Dorothy. So we are in agreement that the four parcels that are associated with plus 20, 25, 1010, which is Cedar Crest, are in level four lands and have some environmental features and in general development in this manner, as proposed in the Cedar Crest application, is inconsistent with state policies and spending. Some of the parcels also had forced contiguous to read in state forest.

01:53:01:06 - 01:53:31:14

Unknown

I think that was area six. We're going to outline all these parcels and the numbers in detail in our written comments, but the overall message is before you access these lands, it's highly recommended to adopt a code that preserves forests in some manner, specifying minimum percentage of forest preservation, as well as any reforestation and A4 station requirements where force does not exist at the time of development.

01:53:31:14 - 01:54:06:06

Unknown

And I think that's the big message from Denmark. Also, there are some of the parcels. We will include those numbers that are known to be located on an open remediation site known as the Georgetown North Groundwater Site ID 1717. That's just for awareness there. Parcels along the North Bedford Street, Strawberry Alley and North Street and Swain Avenue.

01:54:06:07 - 01:54:41:01

Unknown

One parcel is also located within an open remediation site known as Georgetown Cleaners D site 0113, and we will give you additional information, as well as the link to the Delaware Environmental Navigator. You can find more information there as well. So in conclusion, if any of those parcels are to be redeveloped, that when that happens, the Denver mediation section needs to be contacted, determines the status of the sites and the associated remediation project.

01:54:41:01 - 01:54:47:13

Unknown

So that's all from Denmark for now. Thank you. Thank you very much.

01:54:47:14 - 01:54:53:01

Unknown

State housing authority. Cool.

01:54:53:02 - 01:55:20:15

Unknown

Hi. Thank you. Supports the City of Georgetown's future land use map amendment, particularly the conversion of parcels adjacent to the city on Bond Road and Seashore Highway to mixed residential as this will enable smarter future growth in areas that are designated state investment levels two and three. With respect to the Cedar Crest parcels, we note that single family subdivisions are the least portable and least sustainable form of development, particularly in level four.

01:55:21:00 - 01:55:55:07

Unknown

We provided no comment on the plus application when it came in last time because of that. And finally, we recommend that the conversion of industrial land use support missing density residential development or middle density residential development as opposed to single family residential. While this would not affect the single family lots already in the area, it would enable the vacant lots to host more diverse housing options such as duplexes and townhomes, without disrupting the apparently residential character of the area.

01:55:55:09 - 01:56:32:13

Unknown

Thank you. Thank you very much, Carlton. One of the properties that is being considered for annexation and rezoning was subject to a plus review in 2025 under the name Cedar Crest at that time or office recommended an archeological and architectural survey for two structures on the property, which were part of a historic agricultural complex. We continue to uphold that recommendation and request that if or when development is planned for the property, to please contact our office for assistance.

01:56:32:14 - 01:57:06:06

Unknown

The annexation plan described here includes areas of high potential for historic structures and archeological resources. Please be aware that areas of long term agricultural use often have historic agricultural complexes, and could include family cemeteries or other unmarked graves, along with pre-contact archeological resources. We request that the

applicant review the Delaware Unmarked Human Burial and Skeletal Remains Law, which is dresses the process around the treatment and disposition of unmarked human burials discovered.

01:57:06:07 - 01:57:14:03

Unknown

That's all for Shippo. Thank you very much. Dema.

01:57:14:05 - 01:57:24:08

Unknown

Dema has no concerns with this update. Okay. Thank you very much, Laura with DDA.

01:57:24:10 - 01:57:51:02

Unknown

We have concerns about the annexation of the Cedar Crest property that would result in pretty significant forest loss and pretty significant loss of continuity of other forests in the area as it adjoins parcels owned both by Red and State Forest Department of Natural Resources, as well as properties that are under easement by the Department of.

01:57:51:03 - 01:58:14:10

Unknown

Okay. Thank you very much. And I did want to note that we have a couple of agencies or at least one agency that couldn't be here today. So if we get any additional comments, they'll be in the final letter to you. We will we will issue a plus letter. But as far as the and then move forward with the with the review by cabinet committee, so is Brian.

01:58:14:10 - 01:58:26:03

Unknown

Do you have any questions. Is there anybody on the phone that has any questions or comments about this that from the state agencies or. Brian, do you have any questions of us?

01:58:26:05 - 01:58:46:02

Unknown

No, I think I'm good. Thank you. Okay then if that if there's no other questions or comments, we will move into public comment period. Is there anyone on the phone from the public that wishes to speak regarding the Town of Georgetown Comprehensive Plan Review?

01:58:46:03 - 01:58:55:00

Unknown

Okay, Lisa, give me just a minute to get my timer started and I'll let you know when to start.

01:58:55:01 - 01:59:18:05

Unknown

Sorry. For some reason, it's not okay. There we go. Okay, Lisa. Go ahead. All right. Thank you. Dorothy, I'm Lisa Race from Middletown, and I appreciate this opportunity. I just want to state for the record that I oppose any more loss of Delaware forest land or wetland to development. It's been happening in increasing rates, and the state can't afford it.

01:59:18:06 - 01:59:42:02

Unknown

We have to place guardrails and in place to protect our forests and protect our habitats. Thank you for the time. Thank you very much, sir. Anyone else on the phone or online that wishes to speak regarding the Town of Georgetown comp plan amendment? Julie. Go ahead.

01:59:42:03 - 02:00:19:04

Unknown

We see development interests seek annexation into municipalities rather than remain under the Sussex County zoning process constantly. Once this land is an X and a Georgetown, Georgetown becomes a local land use authority instead of Sussex County. And that's what all the developers want. And I'm glad to hear that there are some objections here. So I hope that this letter to Georgetown does not state there are no objections, because clearly there were just in this brief summary.

02:00:19:05 - 02:00:59:13

Unknown

The other thing, and I know this is just an amendment, but Georgetown is very aware of Em's problems. It's in your 2021 comprehensive plan, the ability to continue providing services, types of growth, consuming inordinate amount times and resources. So with this amendment and adding this additional land that you know is going to developers. So let's not pretend. So where is the addition to this amendment that states, you know, these are the commitments we're making.

02:00:59:14 - 02:01:43:00

Unknown

We'll add another ambulance. We'll add another crew, we will pay for it. We will construct and expand the EMS station, require major developments to fund the additional EMS capacity because mostly volunteer services. Right. We know that nobody is volunteering anymore. So I think that this needs to be really looked at. I urge Georgetown to consider it and not just push forward with this future land use amendment without really looking at what it will do to the surrounding infrastructures and utilities and services.

02:01:43:01 - 02:02:04:05

Unknown

Thanks. Thank you very much. Okay. I don't see any more hand raised, hands raised or anyone unmuted. So we will go ahead and close this out. So Brian, I will I will get the letter together. State agencies. We'll get their comments in the rose. And you will have the letter on or before September the 24th. And then I will contact you again.

02:02:04:05 - 02:02:24:15

Unknown

I'll contact you offline. And we'll once I know, once I know that there will be a cat, that there will definitely be a cabinet committee in October and that the agenda is set. I will let you know. Okay. All right. Thank you. All right. Thank you all. Bye. Thank you. Bye. Thank you. Jean.

02:02:25:00 - 02:02:38:12

Unknown

Okay, everyone, I think we're on on the last Sussex County project, which is Marlin Cove. I don't know if we have the applicants in yet.

02:02:38:13 - 02:14:52:01

Unknown

Muted not yet okay. They're not in yet. So we're all going to take a break for just a minute. And as soon as they come in we will we'll get started on that one. Thank you.

02:14:52:02 - 02:14:59:13

Unknown

Because what I could do that I can put that in and it's off.

02:14:59:14 - 02:15:03:13

Unknown

But it's probably.

02:15:03:14 - 02:15:09:01

Unknown

I just want.

02:15:09:02 - 02:15:18:03

Unknown

That I don't have experience to make.

02:15:18:04 - 02:15:33:03

Unknown

File. But what's happening is because that back home for friends and the bench on a bench because the peace.

02:15:33:05 - 02:15:37:01

Unknown

Have to that.

02:15:37:03 - 02:16:12:05

Unknown

Exact.

02:16:12:06 - 02:16:23:11

Unknown

But also our in terms of.

02:16:23:12 - 02:16:27:15

Unknown

They all.

02:16:28:00 - 02:16:36:00

Unknown

Like somebody.

02:16:36:02 - 02:16:57:10

Unknown

With.

02:16:57:12 - 02:17:07:04

Unknown

Having.

02:17:07:05 - 02:17:41:03

Unknown

That.

02:17:41:04 - 02:17:46:04

Unknown

Oh that's right. So that's one.

02:17:46:05 - 02:18:45:15

Unknown

I might tell.

02:18:46:00 - 02:18:50:05

Unknown

Good morning.

02:18:50:07 - 02:18:58:00

Unknown

Is anyone else joining me for the application for Marlin.

02:18:58:01 - 02:19:02:09

Unknown

I believe so.

02:19:02:10 - 02:19:20:03

Unknown

I think the owner was going to jump on. Yeah. Russ is not in his chair, but he's on line. Phillips like he just walked away.

02:19:20:05 - 02:19:36:09

Unknown

I also had a Preston shell. Is he also joining? No, he will not be joining. He's out of town with to clean.

02:19:36:10 - 02:19:40:09

Unknown

Again. So that's okay. Great.

02:19:40:10 - 02:19:48:05

Unknown

Okay Russ has his camera on. He's walked away from from his desk. So when he gets back, we'll get started.

02:19:48:07 - 02:20:11:14

Unknown

Here we go. Okay, so if my reviewers are ready we'll go ahead and get started on the last Sussex County project for the day. 2026 0808 Marlin Cove. So. Morning, Zach. Hello, Dorothy. How are you? You've been. I'm

good. How are you? Oh, well, you've been through this once or twice, so you know that you know the deal.

02:20:11:14 - 02:20:32:08

Unknown

I'll give the preamble and then we'll let you know who's on the phone from the state agency reviewers. And then I'll turn it over to you for an overview before we get to actual comments. So for those, no problem. So if there's anybody new on the phone, I'm Dorothy Morris, I'm the office of state. I'm with the Office of State Planning Coordination, and I'm the circuit rider planner for Sussex County.

02:20:32:09 - 02:20:59:03

Unknown

Thank you for joining us for again, 2026 0808, which is Marlin Cove that is located on the west side of New Road, approximately 100ft north of Lighthouse Road or Route 54. There will be a public comment period at the end of the application. I will ask you, as we get further along in the meeting, to raise your hand if you wish to speak, and if you do wish to speak, you will be limited to three minutes, which can be shortened at the discretion of the Plus coordinator.

02:20:59:04 - 02:21:16:14

Unknown

When speaking, I'll ask you to state your name and address and only comment on the project being reviewed. Comments received today will be filed in our plus file, but will not be included as part of the final plus response. The Preliminary Land Use Service is a technical advisory committee that provides comments about state agency regulations and recommendations regarding each project.

02:21:16:15 - 02:21:36:07

Unknown

There are no final approvals, decisions or actions made through the process. It's informational only. Therefore, it is recommended that you participate in the local jurisdictions land use review and approval process to provide your comments through that venue. And with that said, I'll turn it over to Rose. Rose. Thank you. Thank on the phone with us today with state agencies.

02:21:36:07 - 02:21:59:09

Unknown

We have dealt with Stephen Bear, Empires, Wesley Hicks, Megan Patterson and Taylor said. We have Dedrick with Beth, right? We have Tara Wilbur with the state Historic Preservation Office. We have Carlton Hall and Hannah Lewis, and with housing we have Cole Schultz.

02:21:59:11 - 02:22:05:12

Unknown

Our next page of people, and we have Karen Horton and.

02:22:05:14 - 02:22:12:01

Unknown

Our agencies for today. Okay.

02:22:12:02 - 02:23:02:09

Unknown

Great. For the record, I'm Zach Crouch with Davis Boner for now representing the owners for this. And actually Russ is on the phone as well. This project again is located off of about 100, 100, 150ft from north of route 54 and approximately 1300 feet south of route 20 on New Road, which is Census County Road 391. This is going through the county's scarp project, our application program, and which will consist of 76 single family homes and 282 rental units, for a total of 358 units itself.

02:23:02:10 - 02:23:23:08

Unknown

The breakdown is around 102 one bedroom units, 132 two bedroom units and 48 three bedroom units. There will be two access points off of the new road, which is Sussex County Road 391

02:23:23:09 - 02:23:57:07

Unknown

Utilities will be provided by census county for sewer, artesian for water. Wetlands delineation has been completed. There would be no permitting needed for for wetlands. We are providing the required buffers per Sussex County requirements for all the for for the wetlands that have been delineated, there will be stormwater management on both sides of the project, which will consist of wet ponds.

02:23:57:08 - 02:24:37:03

Unknown

Based on the existing conditions, there will be a 50ft perimeter buffer, either with existing trees and or planted around the entire perimeter of the project. And then we will also be protecting 30% of the woods that are out there, which are the mature, mature woods. If you look back through aerials and based on a training tree limb preservation plan that was that was completed, there is a portion of the site that was cleared some time ago.

02:24:37:05 - 02:24:51:07

Unknown

But the mature trees we are, we are pretty much saving and is outlined in our plans with a walking path through them. Some type of

02:24:51:08 - 02:25:02:07

Unknown

Trail. Nothing impervious, but just a trail through the woods.

02:25:02:08 - 02:25:21:01

Unknown

Single family counties requirement as far as an average of 1500 square feet per per unit. They they'll meet all the setbacks in reference to.

02:25:21:02 - 02:25:35:11

Unknown

25 for the the front, ten for the rear and ten for the sides. And meet the lot depth and and whips.

02:25:35:12 - 02:25:48:08

Unknown

The density for this project is 5.88 units per acre, based on the total number of units and the open space that provided.

02:25:48:10 - 02:26:25:05

Unknown

For this project is around 16.707 acres and will consist of, you know, some sports courts, raised gardens and, a poor clubhouse for the apartment complex and a reserved area, depending on if it's needed or not for the single family area. With that being said, there will also be sidewalks throughout the community so they, you know, they'll be connected as well as the connection with the with within with an access between the two.

02:26:25:07 - 02:26:39:03

Unknown

So with that being said, I made answering questions. So feel free. Okay. Any questions for Zach from my agency reviewers?

02:26:39:04 - 02:27:02:03

Unknown

Okay. Seeing none, we can go ahead and get started with comments. So this project is located in levels two and three. According to the 2025 Strategy of State Policies and Spending. It is also located in the coastal area. According to Sussex County's Comprehensive Plan. Based on its location level two and three investment area, the project may be consistent with the 2025 strategy, state policies and spending.

02:27:02:04 - 02:27:27:03

Unknown

Level two is areas where growth is anticipated by local, county and state plans. Investment level three reflects for growth is anticipated in the longer term, but it may also be where there are environmental or other constraints development, which is we'll hear today if that is the case. So if there are environmental features on the site, we are going to ask that you work with state agencies to address those those features to make it a more sustainable development.

02:27:27:03 - 02:27:33:13

Unknown

So with that, I'm going to turn it over to Steve with Elda.

02:27:33:14 - 02:27:56:02

Unknown

Second, Dorothy and good morning, everyone. Zach, thank you for the presentation. Have you had a scoping or a meeting with us yet? The previous project, did we still need to follow up with del Dot based on the difference of the two applications? But yes, that is scheduled.

02:27:56:03 - 02:28:21:11

Unknown

I don't know if we have a date on it, but the priest middle meeting or the project coordination, because we need to talk to him about some things

that has been submitted. Very good. And that's consistent with what I heard from our development coordination section, preparing for today's meeting that I guess there had been at Tis back in 23, I think the Toa, if I'm not mistaken, but it could have been, I think it was.

02:28:21:12 - 02:28:35:00

Unknown

Yes. Mistaken was a Toa that was completed. Okay. To figure out the traffic analysis, just continue to work with our section there. We'll get you through the process. Okay?

02:28:35:01 - 02:29:03:02

Unknown

Sure. No major concerns with this one. Will definitely look for a shared use path along the new road frontage. Outside of that, it'll be a lot of standard comments. As I mentioned, this is in an investment level two area. An investment level two prioritizes improving safety, expanding access to transit, pedestrian and bicycle facilities, supporting economic development, and improving connections among existing redeveloping and new neighborhoods, public facilities and commercial areas consistent with local growth forecasts.

02:29:03:02 - 02:29:12:12

Unknown

And this is consistent with those policy goals. So thank you, thank you, thank you, Steve Beth with.

02:29:12:13 - 02:29:38:07

Unknown

Thank you. Dorothy. So it sounds like you have the wetlands issues pretty much squared away. I know you noted 30% of forest to be protected. However, 35 of 49 acres are still proposed to be removed and removing forested areas for development, especially mature forest, should be avoided to the greatest extent possible. With that being said, there is a banded sunfish, a state fish.

02:29:38:08 - 02:30:09:01

Unknown

Rare fish. State rare fish has been documented near the project area and is likely present in that section of Road Creek that runs through the project boundary. It's recommended to avoid in water work during the fish's spawning activity from April 1st to July 31st. This species is also dependent on water containing aquatic vegetation for spawning and stream sedimentation and removal of aquatic vegetation should be avoided to the maximum extent practicable.

02:30:09:03 - 02:30:40:03

Unknown

Also, you probably are aware about the EV charging infrastructure now required for new residential construction, but we're going to include the specifics on that in our written comments. According to the new regulations for State Energy Conservation code or updated, I should say those have recently changed. At least one electric vehicle equipment

supply space must be in an area available for use by all residents and accessible by an individual with a disability,

02:30:40:04 - 02:30:59:10

Unknown

For multi-family dwellings, parking shall be provided with an EV ready space or electric vehicle supply equipment space for 20% of the dwelling units or parking spaces, whichever is less. That is all from Denmark. Thank you, thank you, thank you very much. Cole with the QA.

02:30:59:11 - 02:31:27:07

Unknown

Thank you. Dorothy DSH strongly supports the Marlin co-development project and the affordable units that will bring online. We know that the proposal is on a shared area of opportunity affordability sites, which are strong, high value markets for a new affordable housing opportunities should be supported. This designation is validated by the fact that there are no affordable housing sites nearby, and speaks to the need for more housing developments that working Delawareans can afford.

02:31:27:07 - 02:31:55:11

Unknown

Accordingly, the 60 units being developed through the Sussex County Rental Program are especially critical. In this context. We also support the inclusion of market rate units on this site, as they can provide a cross subsidy to the affordable units, improving the project's overall long term financial viability. The mix of housing types, generally affordable and market rate rental and owner occupied supports a healthier and more diverse community that benefits all residents.

02:31:55:12 - 02:32:23:07

Unknown

Finally, we note and appreciate the inclusion of amenities on the site, including a pool for residents, enabling a more dignified living situation when compared with traditional barebones affordable housing developments. Thank you. Thank you very much. Stay Historic preservation office call Roy Creek runs through the parcel. There are multiple historic structures and archeological sites within a mile of the project area.

02:32:23:08 - 02:32:53:10

Unknown

The majority of the sites are historic, with some pre-contact near Derrickson Creek. The property has a moderate to high archeological potential. The Delaware State Historic Preservation Office recommends an archeological survey prior to ground disturbance activities. We request that the applicant review the Delaware Mark Human Burials and Skeletal Remains Law, which addresses the process around the treatment and disposition of human burials that are discovered.

02:32:53:10 - 02:33:01:12

Unknown

That's all for now. Thank you very much, Tara.

02:33:01:14 - 02:33:22:10

Unknown

Good morning. This project is not located in a special flood area. However, it is located in Evacuation zone B of Sussex County and is also adjacent to zone A. To do so. With that, we.

02:33:22:12 - 02:33:52:08

Unknown

Would ask that the the that information is available to any persons residing there so that they know what evacuation zone they are in. And as always, Dema recommends use of high efficient appliances and utilities and similar comments to Denmark with electric vehicles. That is all for now. Thank you very much. And Laura with the Department of AG.

02:33:52:10 - 02:34:22:06

Unknown

Thank you. The property was harvested commercially in 2010. The result of that harvest was a mix of early successional habitat from the clearcut, as well as some remaining mature forest from the select harvest that occurred. So the property currently is a mix of mature forest and early successional, both of which the Delaware Forest Service opposes removing for development.

02:34:22:08 - 02:34:50:12

Unknown

Okay. Thank you very much. Any comments so far that for us, no questions. I mean, the only thing, the only thing I would add is just like Laura, explain to me. We it was harvested. And there again there's a if you look back through the aerials, there is a portion of the site that we are not touching, which is the mature forest that that was not harvested.

02:34:50:13 - 02:35:20:07

Unknown

So we tried to, you know, at least try to save that portion of it. So anyways. All right. Thank you. Thank you. Okay. I see we have Mike Lowrey on the phone from Sussex County. Mike, the Sussex county have any comments on Marlin Cove? Good morning. Dorothy. Thank you. Just very, very briefly on this application, the as it was already indicated, the proposed the units would meet the density for the CRP.

02:35:20:08 - 02:35:46:11

Unknown

Staff would note that the the provisions do provide requirements for open space connectivity, setbacks, pedestrian infrastructure and site design. Additionally, staff would just note that the parcel parcel is in a coastal area designation, and an Environmental Assessment and Public Facility Evaluation report is required. With the submission of any application of this type. In terms of the discussion on the forested areas.

02:35:46:11 - 02:36:16:02

Unknown

I would just note that the Forested Forest Assessment Report will be required as part of any application which includes woodlands, as defined in chapter 99, within the areas of any required perimeter buffer on the site, and and that all plans are required to comply with all perimeter

Protection Zone requirements as may be required if, quote unquote woodlands are present under the definition code.

02:36:16:03 - 02:36:52:00

Unknown

Additionally, just in terms of the the wetlands and the waterways on site staff, note that the application indicates 1.33 acres of non-title wetlands on the site and proposes 30ft wetland buffers in accordance with county buffer requirements for non-title wetlands. The application also notes, quote unquote non jurisdictional wetlands on the site. Staff note that any site plan is processed after roughly July of 27 will be subject to the non-title Wetlands Protection Program, which will have jurisdiction over non-title wetlands outside of the jurisdiction of federal wetlands.

02:36:52:01 - 02:37:20:15

Unknown

Staff are recommending applicants insured designs broadly comply with the reasonable anticipation of what those regulations may look like. Other than that, that's all for planning and zoning. The Sussex County Engineering Department noted that proposed project is located within tier one area within Sussex County Unified Sanitary Sewer District, and connection to the sewer system is mandatory. Use of existing infrastructure agreement will be required for new projects.

02:37:21:00 - 02:37:47:04

Unknown

The proposed development will require a developer install collection system in accordance with county standards and procedures. All time system connection charges will apply, and the applicant can contact the Utility Permits Division or the for any questions on that. And the engineering department recommends that all subdivision streets meet or exceed Sussex County standards, and that's often counted. Thanks. Thank you Mike.

02:37:47:05 - 02:37:55:01

Unknown

Anything else from state agency reviewers or the applicant before we move to public comment?

02:37:55:03 - 02:38:15:08

Unknown

Okay. Seeing none, we will move into public. Yes. Sorry, was the Delaware. I know you said that there will not be any federal involvement with this project, but just in case we will be including language about section 106. If it turns out that you do require any sort of permitting from the Army Corps or other agency. Thank you.

02:38:15:10 - 02:38:45:09

Unknown

Perfect. Thank you. Okay, I will move into public comment period now. I will let me get my timer up here and we'll start with Julie Morris Julie Morris 21142. Sorry. Did I cut. You all know you're fine. Go ahead. You're good. 21142 Cedar Beach Road, Milford. I want to focus on housing and public interest standpoint since DSH a did not.

02:38:45:10 - 02:39:16:13

Unknown

You know, Delaware needs affordable housing. It's not enough analysis for 358 unit development. Marlin Cove proposes 358 homes, but only 60 physical units are identified as affordable units. So 17% of the actual homes. And now I understand with, you know, the extra credit to deeper affordability units that math works now. But I think that we need to know what's this mix of 60, 70, 80% Army units?

02:39:16:14 - 02:39:53:07

Unknown

What is the breakdown? Which unit is 70, which is 80, which is 60, and what are the actual rents by bedroom size? And I especially want to respond specifically saying they're supporting this project because Sussex County needs more affordable housing. The standard line, your own housing needs assessment says the largest rental store shortages in Selby Ville are at the lowest income levels, including households below 30% Army and those between roughly 31 and 50% Ami.

02:39:53:08 - 02:40:15:08

Unknown

So Marlin Cove's affordable units are at 60% Army and go up to 80%. So where is your project specific and analysis showing that these units actually address the housing shortage? And your own agency documented how many are two and three bedrooms? How many accessible will the tenants have to pay for trash, utilities, water, sewer, parking and other charges?

02:40:15:08 - 02:40:42:10

Unknown

The transportation. Because there's no public transit here, affordable rent does not mean much. If a household then needs one and two cars just to get to groceries and doctors and basic services. The last thing is in 2022, you guys and Delta 2023 review both classified this as state strategies level three and four. The current application is now two and three.

02:40:42:10 - 02:41:08:13

Unknown

So what would what would happen here. You know I reviewed the published 2025 state strategies comment. I did not find parcel specific requests from from Shell Brothers to make that change. So can can OSP explain specifically which data layers change the score on these three parcels? Was it Sussex County Growth Area designation was a sewer infrastructure. Was it development or built?

02:41:08:13 - 02:41:40:01

Unknown

Land data? Was the ecological network analysis. What changed or was it Shell brother's influence? And I would like you to please show the public this before and after scoring for these parcels for transparency, because this project was previously denied at 210 units over concerns that included New Road and it's now returned as 358 units, roughly 70% increase. Affordable housing is important, but in and I support affordable housing.

02:41:40:01 - 02:42:07:15

Unknown

I'm a social worker. Affordable housing cannot become a magic phrase that just ends a scrutiny. Whether the housing actually serves the people with the greatest need. And clearly, Sussex County DHS's own report says rental units below 30 Army. And this serves none of that. Thank you. Thank you, Julie. And I will say that that the information that you're seeking from the Office of State Planning is available on our website.

02:42:07:15 - 02:42:31:01

Unknown

We do have an interactive map that you can see exactly which layers for considered in the strategies for this parcel. So I urge you to go on to our website. And if you cannot find the information you're seeking, my email address is at Delaware Gov. And I can certainly if I can't help you, I can get Jason to help you with that.

02:42:31:03 - 02:42:55:03

Unknown

So with that I also see Kate. Kate, go ahead and please introduce yourself and let us know where you're from. And then go ahead and give your comments on the Marlene Cove. Sure. My name is Kate Kester, and I'll be reading a statement on behalf of my mother who can't speak because she's at work. So this is her statement.

02:42:55:05 - 02:43:15:03

Unknown

My name is Kim Kester and I live on Collins Lane and unincorporated Selby bill. Our neighborhood fund, Mick West, is directly adjacent to the property where Marlon Cove has been proposed. Our house has been in our family for more than 20 years, so we've been in the area much longer. What's being proposed will be catastrophic to the daily lives of us and our neighbors.

02:43:15:07 - 02:43:35:07

Unknown

I walk my dog on New Road every day, and I've seen the traffic increase exponentially over the years. My biggest concern with Marlin Cove is our infrastructure simply cannot support this level of continued development. On the weekend, a line of cars will be stopped in front of our neighborhood, going down to Americana, Bay side, and then all the way to the beach.

02:43:35:08 - 02:43:58:06

Unknown

What should be a three minute drive to my job can take 20 minutes because of traffic. Winding new road does not solve the larger traffic problem. All of these additional cars eventually have to feed into route 54 and route 20 and the surrounding roads. One of the one of the only two emergency exits from our neighborhood is on New Road, and that road connects us to our evacuation route.

02:43:58:07 - 02:44:25:00

Unknown

Hurricane season overlaps a tour season when our roads are already at their most congested. Adding hundreds more households will, without looking at the capacity of the entire surrounding road system, is deeply concerning and Marlin Cove cannot be looked at in isolation. The expanded Freeman Arts Pavilion can now accommodate thousands of people. I support the arts and what they bring to the community, but it's another example of why we need to look at the cumulative cumulative traffic.

02:44:25:02 - 02:44:49:14

Unknown

New developments, tourism, entertainment venues and businesses are all putting additional people into the same road system. That means more cars on our road, more toilets flushing, more garbage to collect, more sprinklers running, more demand on emergency services and public infrastructure. Our grocery stores are empty, yet the lines go out the door. What did areas and wildlife habitats are continually clear cut for development and covered in sod and pavement?

02:44:50:00 - 02:45:09:03

Unknown

Deer are now living in my backyard because ours is one of the few properties who kept their trees. The property on which Marlin Cove is proposed is one of the last buffers of natural peace left on an AR stretch of land, and they want to destroy 40 acres of forest, not save. Marlin Cove was previously denied at 210 units.

02:45:09:03 - 02:45:43:08

Unknown

Now we're looking at a proposal for 358 homes approaching four units per acre, which actually is five now. This is not simply about whether 358 houses can physically fit on this property. It's about whether this entire area can safely and responsibly support all these households and these livelihoods, on top of everything that's already being built. I'm asking you to consider the cumulative impact of the development in Fenwick West before approving another 358 households.

02:45:43:10 - 02:46:08:07

Unknown

Consider the roads evacuation capacity, flooding, schools, water and wastewater, emergency services, environmental loss and the people who already live here. We cannot keep asking how much more we can build or how much we are entitled to build. We need to start asking how much can this community actually sustain? Thank you for your time. Thank you very much. And I have a third person on the phone.

02:46:08:08 - 02:46:27:07

Unknown

I'm not going to try and say the first name because I will mess it up, but the last name is De Grote. If you would like to go ahead and start now. Thanks, Dorothy. My name is Shivani Grote and I currently reside in Fenwick West as well in Selby Ville, Delaware. It was determined in April that New Road is unable to handle the type of traffic that project this project would create.

02:46:27:08 - 02:46:53:11

Unknown

Trying to understand now how that has changed since April, especially since the builder request for housing increased tremendously as as Kate stated, the original proposal was for 210 units. The latest call is for 358. Some of these questions are things that I'm going to say may have already been answered by Mr. Crouch, but I would still like to include them in my in my speech.

02:46:53:12 - 02:47:16:14

Unknown

If approved, what side what size will the parcels be for the 76 family homes? Is there any discussion for future building to be half acre lots or larger, just because the builder is dating affordable housing, this will now be approved. That makes no sense. New roads still won't be able to accommodate or handle the additional traffic being caused by the additional housing being proposed.

02:47:16:14 - 02:47:37:09

Unknown

Mr. Crouch stated. Forest preservation how will there be a guarantee of no future building at this location for future use of approved? Are there any load studies being completed for all utilities that are impacted by this additional building? To confirm that can handle the additional communities being created? And are the surrounding communities or taxpayers responsible for the upgrades?

02:47:37:10 - 02:47:57:06

Unknown

Builders should be made more responsible if they aren't. Taxpayers shouldn't have to pay. Builders come in, build and leave with no responsibility as far as I'm aware. Schools will be impacted as well. Does the area have enough teachers or classrooms to be able to handle all of the additional students this will cause? That's all for me. Thank you.

02:47:57:07 - 02:48:09:05

Unknown

Thank you very much. Okay. Do I have anyone else on the line that would like to speak regarding Marlin Cove?

02:48:09:06 - 02:48:38:09

Unknown

See, no more hands raised. So I'll give you just another second, and then we'll go ahead and close this out. Okay. See no one else coming in to speak. Zach, thank you for coming in today. There was at least one agency that could not make it today. So they'll get me their comments, get us their comments, and they'll be in the final letter and just, you know, the final letter will be out on or before September 24th.

02:48:38:10 - 02:48:57:10

Unknown

Okay. All right. Thank you very much. Yep. Thank you for everyone on the phone online. Thank you for joining in for for the Kent and Sussex County

projects. We're going to break for lunch now. I'll turn it over to Rose.
Yep. All right. Thanks, everyone. Stay tuned. We'll be back at 130 for New
Castle. Your lunch.