



**STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION**

September 8, 2021

Bill Zolper
Town of Dewey Beach
105 Rodney Ave.
Dewey Beach, DE 19971

RE: PLUS review 2021-08-13; Town of Dewey Beach Comprehensive Plan Amendment

Dear Mr. Zolper:

Thank you for meeting with State agency planners on August 25, 2021 to discuss the proposed Comprehensive Plan Amendment for the Town of Dewey Beach. This proposed amendment would change the Future Land Use map for 1 parcel from Resort Residential to Resort Business.

Please note that additional changes to the plan could result in additional comments from the State. Additionally, the comments below reflect only issues that are the responsibility of the agencies that were represented at the meeting.

Office of State Planning Coordination – Contact Dorothy Morris 739-3090

The Office of State Planning has no objections to this amendment. Once a decision is reached regarding this amendment, the town will need to notify this office of your decision as outlined at the end of this letter.

If the Future Land Use map amendment is approved and the property rezoned, please consider the following state agency comments when the property develops. Any future development that meets the PLUS criteria will be required to be submitted for a PLUS review. If it does not meet the PLUS criteria but the town would like the site plan to be reviewed through PLUS, please have the owner/developer contact our office.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- Both Coastal Highway (Delaware Route 1) and Bellevue Street (Sussex Road 660) are State-maintained roads. It is not clear whether the property owner will seek an entrance on either road but DelDOT would consider an application for one located at the east end of the property frontage on Bellevue Street.
- As necessary, the property owner may contact Mr. Brian Yates, DelDOT's Subdivision Reviewer for this portion of Sussex County, for guidance with regard to DelDOT's plan approval process. Mr. Yates may be reached at Brian.Yates@delaware.gov or (302) 760-2151.
- As necessary, the Town may contact Ms. Jennifer Cinelli, a planner in DelDOT's Regional Systems Planning Section, for assistance with regard to their Comprehensive Plan. Ms. Cinelli may be reached at Jennifer.Cinelli@delaware.gov or (302) 760-2549.

Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480
Sea Level Rise

- The entire site is vulnerable to permanent inundation from sea level rise. By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. This parcel is subject to inundation by sea level rise between 1 and 5 feet. In addition to permanent inundation, as mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase.

- **Special Flood Hazard Area**

According to the newest Flood Insurance Rate Maps (FIRM), all of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone(s) AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- There are no known archaeological sites or known National Register listed or eligible properties on the parcel.
- There is low potential for prehistoric and historic archaeological resources on this parcel. The parcel was developed between 1954 and 1961 and there is minimal undisturbed ground visible in aerials after 1961.

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If the proposed amendment is approved, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. This notification must include the adopting resolution or ordinance, a revised version of any maps that were updated as well as any text that was approved in amending the comprehensive plan. If the amendment is not approved by the town, please notify the office so we can update our records.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'David L. Edgell', written over a horizontal line.

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