



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

April 22, 2021

Janelle Cornwell  
City of Lewes  
P.O. Box 227  
Lewes, DE 19958

RE: PLUS review 2021-03-02; City of Lewes Comprehensive Plan Amendment

Dear Ms. Cornwell:

Thank you for meeting with State agency planners on March 24, 2021 to discuss the proposed Comprehensive Plan Amendment for the City of Lewes. This amendment would change the Future Land Use Map for one parcel from I to R-2.

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 comments or objections to the proposed comp plan amendment.

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

- DelDOT has no comments on the proposed amendment. However, to the extent that the amendment facilitates a redevelopment, DelDOT anticipates having detailed comments on the site plan associated with that redevelopment when the site plan becomes available.

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

- DNREC reviewers have no objection in changing the zoning of this parcel from Industrial (I) to Residential (R-2).

### **Underground Storage Tank**

- Based on DNREC records, there was formerly an underground storage tank located on the southern corner of the parcel that was removed from the site in July 1992. A No Further Action letter was issued in August of 1992.

### **State Historic Preservation Office – Contact Carlton Hall 736-7400**

- Prehistoric archaeological potential is low. Well-drained soils but not within favorable distance of historic freshwater sources. It appears that ground disturbance had started as early as 1937 and continued throughout the years, and an industrial site on the parcel has likely left very little archaeological remains.
- Historic archaeological potential is low. Under normal circumstances, I would say that it would be moderate to high, given the vicinity of the de Vries site. But as noted above, ground disturbance has occurred consistently for a while now.
- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment 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 cursive script that reads "Constance C. Holland". The signature is written in dark ink and is positioned above the typed name and title.

Constance C. Holland, AICP  
Director, Office of State Planning Coordination