

Good, Lauren E.

From: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Sent: Monday, March 7, 2022 11:04 AM
To: Good, Lauren E.
Subject: RE: Rehoboth Beach 2020 Comprehensive Development Plan DRAFT - Comment Request [EXTERNAL]

Lauren, Good morning -

There was an additional comment from County Engineering - the water utilities Section does not mention the 2nd water interconnection on East Lake Drive and the sewer utilities connection could mention the partial bidirectional connect of parts of west Rehoboth.

I hope that this helps.

Thanks,

Jamie

From: Jamie Whitehouse
Sent: Friday, March 4, 2022 4:49 PM
To: Good, Lauren E. <lgood@wallacemontgomery.com>
Subject: Rehoboth Beach 2020 Comprehensive Development Plan DRAFT - Comment Request

Lauren, Good afternoon:

I have just a few comments to add:

Chapter 1 – The County is currently exploring a potential Ordinance to foster the increased provision of workforce housing within the unincorporated areas of Sussex County. As workforce housing is a form of affordable housing, it may assist to outline that the position on housing growth within the draft aligns with Sussex County.

Page 1 – 14 – The consideration of an upland wetland buffer requirement and resource buffer management is a topic that is also under consideration at the County level. The County established a Working Group to assist in the development of a Draft Ordinance. Members of the Working Group, such as the Center for Inland Bays, may be of assistance with this.

Page 2-8 – The concept of the establishment of a mixed-use zone to enable the blending of residential and commercial uses would be beneficial and generates no concerns in terms of compatibility with the existing zoning districts of adjacent land within the County’s jurisdiction.

Page 4-5 – 4-6 - The summary of the County’s adopted Comp Plan is very thorough. The County’s GIS layer on our online map shows the boundaries of all Municipalities and the County has worked to update these to reflect those shown within each Municipality’s adopted Comprehensive Plan. The County would wish to re-draw Rehoboth’s boundaries once the Comp Plan is adopted to ensure that we have the latest and most accurate data.

Page 4-16 and 4-17– The inter-governmental sections are well written. I have no comments to add.

Map 5 - The annexation areas shown on the map are very clear and the digital version has very good resolution. The County would request that the final published version of the Comprehensive Plan include a similar or better high-resolution version of the plan.

A copy of the Draft Comprehensive Plan has been forwarded to the County Engineer and the Director of Economic Developer to see if there are any additional comments.

Thank you for allowing us an opportunity to comment on the draft. Please feel free to contact me should you have any additional questions.

Jamie

Mr. Jamie Whitehouse, AICP, MRTPI
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Much of the County's Planning and Zoning Information can be found online at:
<https://sussexcountyde.gov/sussex-county-mapping-applications>

Information on the 2018 Sussex County Comprehensive Plan can be found at:
<https://sussexcountyde.gov/2018-comp-plan-documents>

From: Good, Lauren E. <lgood@wallacemontgomery.com>
Sent: Tuesday, February 1, 2022 3:51 PM
To: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Subject: Rehoboth Beach 2020 Comprehensive Development Plan DRAFT - Comment Request

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Good Afternoon Jamie,

The City of Rehoboth Beach has completed a draft version of its 2020 Comprehensive Development Plan. Over the next few weeks, the Planning Commission will finalize their review and the Board of Commissioners and State PLUS agencies will also review this document. We ask that the County review the draft and submit any questions, comments, or concerns to Lauren Good (lgood@wallacemontgomery.com) by Friday, March 4, 2022 so that we may review and respond accordingly.

If you have any questions, please feel free to contact me.

Thank you so much for your review and consideration. We look forward to hearing from you!
Lauren

Lauren E. Good, AICP
Project Manager

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