



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

February 18, 2013

Ms. Terry Truitt
Town of Frankford
5 Main Street
Frankford, DE 19945-9516

RE: PLUS 2013-01-02; Town Frankford Comprehensive Plan Amendment

Dear Ms. Truitt:

Thank you for meeting with State agency planners on January 23, 2013 to discuss the proposed Town of Frankford comprehensive plan amendment to amend the Future Land Use Map and Future Growth and Annexation Areas Map to allow for the annexation of three parcels, all located on the west side of US Route 113.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

The State has no comments regarding the comprehensive plan amendment but would like to bring the following comments to your attention should the amendment be approved and the parcels in question develop in the future:

- According to the Department of Transportation, US Route 113 is subject to the Corridor Capacity Preservation Program, established in Delaware Code Title 17, Section 145. The goal of the Program is to preserve the capacity of certain highways to handle through traffic by managing access along them. As such, it will affect the access that DelDOT is able to grant development on Tax Parcel No. 4-33-6.00-20.00. More information on the Program is available at http://www.deldot.gov/information/pubs_forms/brochures/pdf/ccpp_fyi.pdf.
- In addition, DelDOT noted that while they have no specific comments now, they anticipate having comments when specific plans for the use of these parcels are proposed. When developments are proposed for these parcels, we ask that the Town refer the developers to Mr. Derek Sapp, the Subdivision Manager for western Sussex County, to determine what DelDOT will require with regard to access. Mr. Sapp can be reached at (302) 760-4803.

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www.stateplanning.delaware.gov

- The Department of Natural Resources and Environmental Control has noted that all of these properties are located in the Peppers Creek Tax Ditch and are affected by tax ditch rights-of-way. Any change to the location of the tax ditch or existing tax ditch rights-of-way will require a change to the **Peppers Creek Tax Ditch** court order. The placement of permanent obstructions within tax ditch rights-of-ways is prohibited. (Delaware Code: Title 7 Chapter 41)

The Town shall report back to the Office of State Planning Coordination regarding adoption of any Review or Amendment, and forward the office any relevant meeting minutes, resolutions, ordinances and a copy of the final Plan Review or Amendment text and maps as adopted.

Thank you for the opportunity to review this project. 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 black ink and is positioned above the printed name.

Constance C. Holland, AICP

Office of State Planning Coordination Director