



# South Bethany Municipal Comprehensive Plan

*September 14, 2026  
Planning Commission Meeting*

# Agenda

- Comprehensive Plan Overview
- Project Timeline and Milestones
- Public Feedback Received To Date
- Alignment with Relevant Planning Documents/Studies
- Looking Ahead



# Comprehensive Plan Overview



# Comprehensive Development Plan

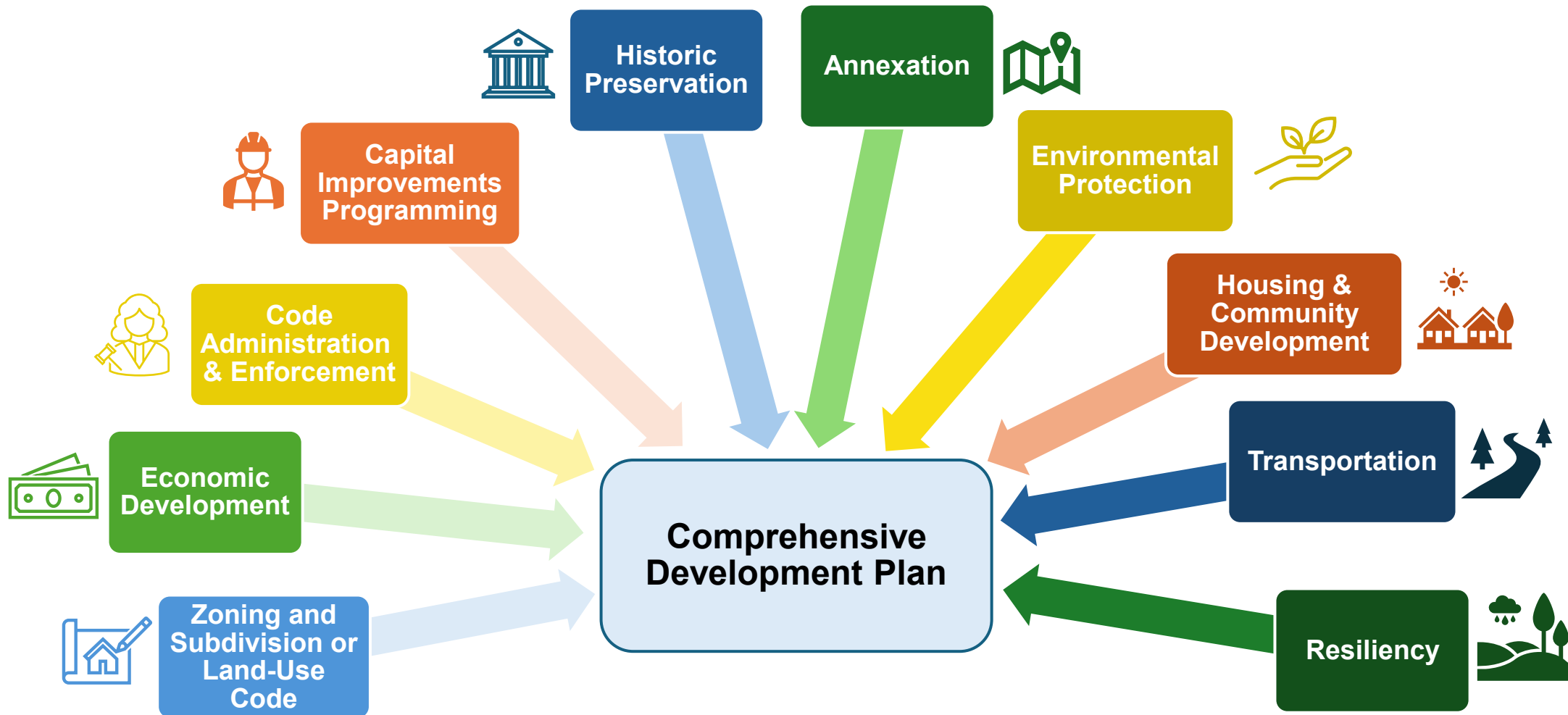
## What is it?

- A legally-required document that:
  - Outlines a community's vision and goals over the next 10-20 years
  - Serves as a long-range guide for a community's growth and development

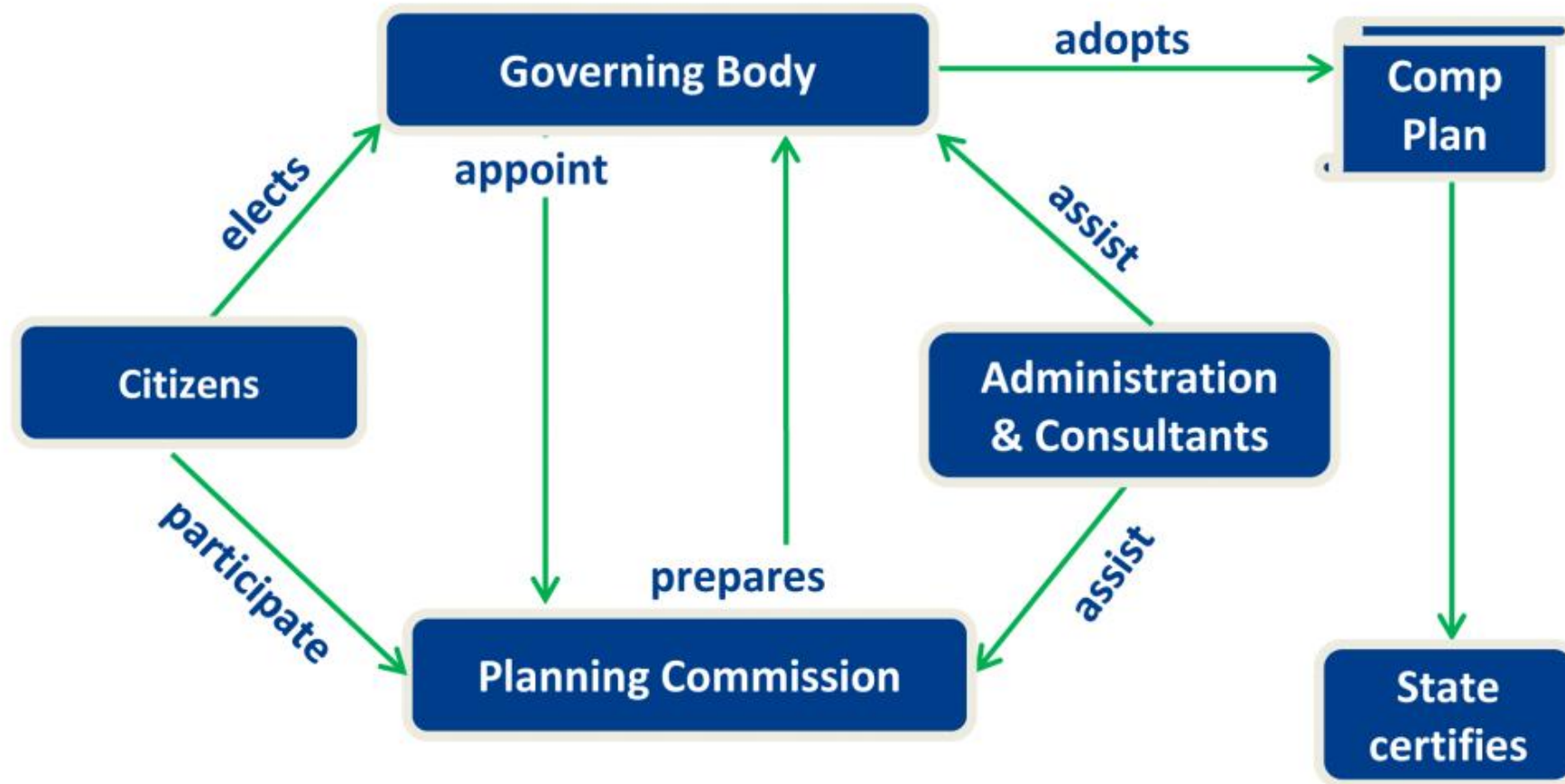
## Why Plan?

- Establish a shared vision for the future
- Provide guidance for landowners and developers
- Involve a range of interests in discussions about the Town's future

# Comprehensive Development Plan Components

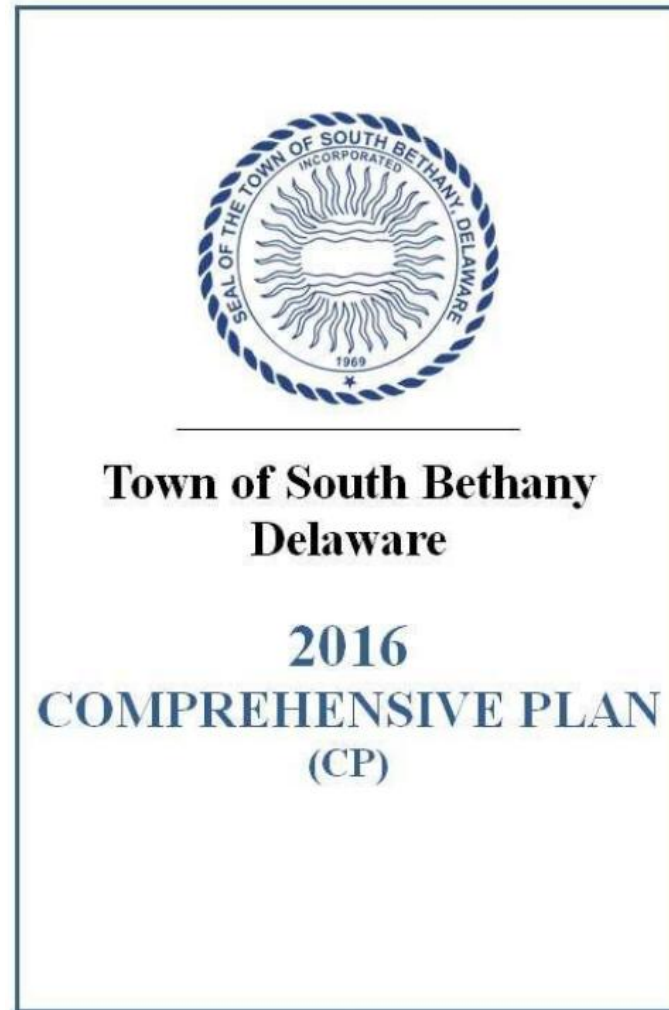


# Adoption Process



# Last Comprehensive Plan

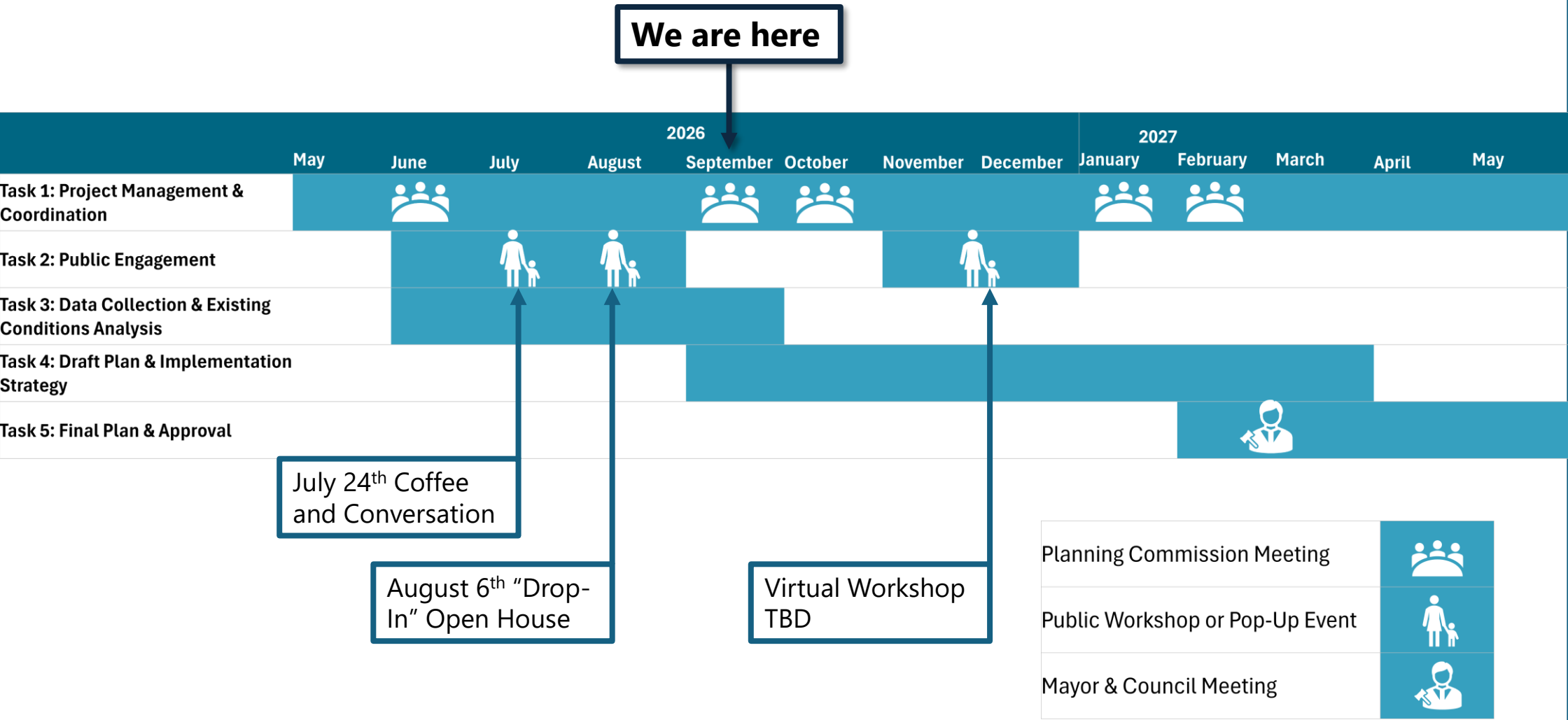
- Last Comprehensive Plan written in 2016
- 5-year update in 2022



# Project Timeline and Milestones



# South Bethany Comprehensive Plan Timeline



# Public Feedback To Date

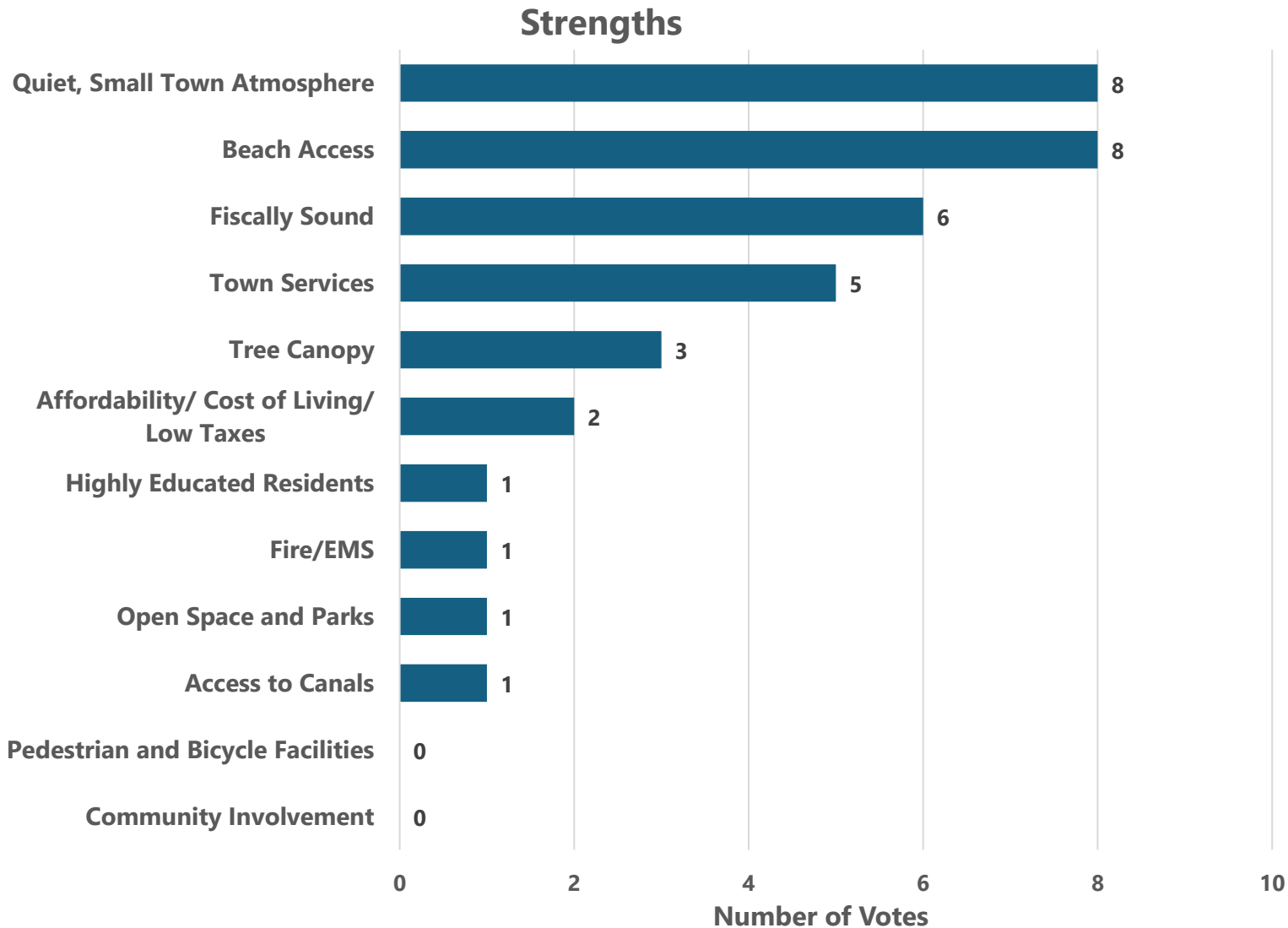


# Joint Council and Planning Commission Meeting

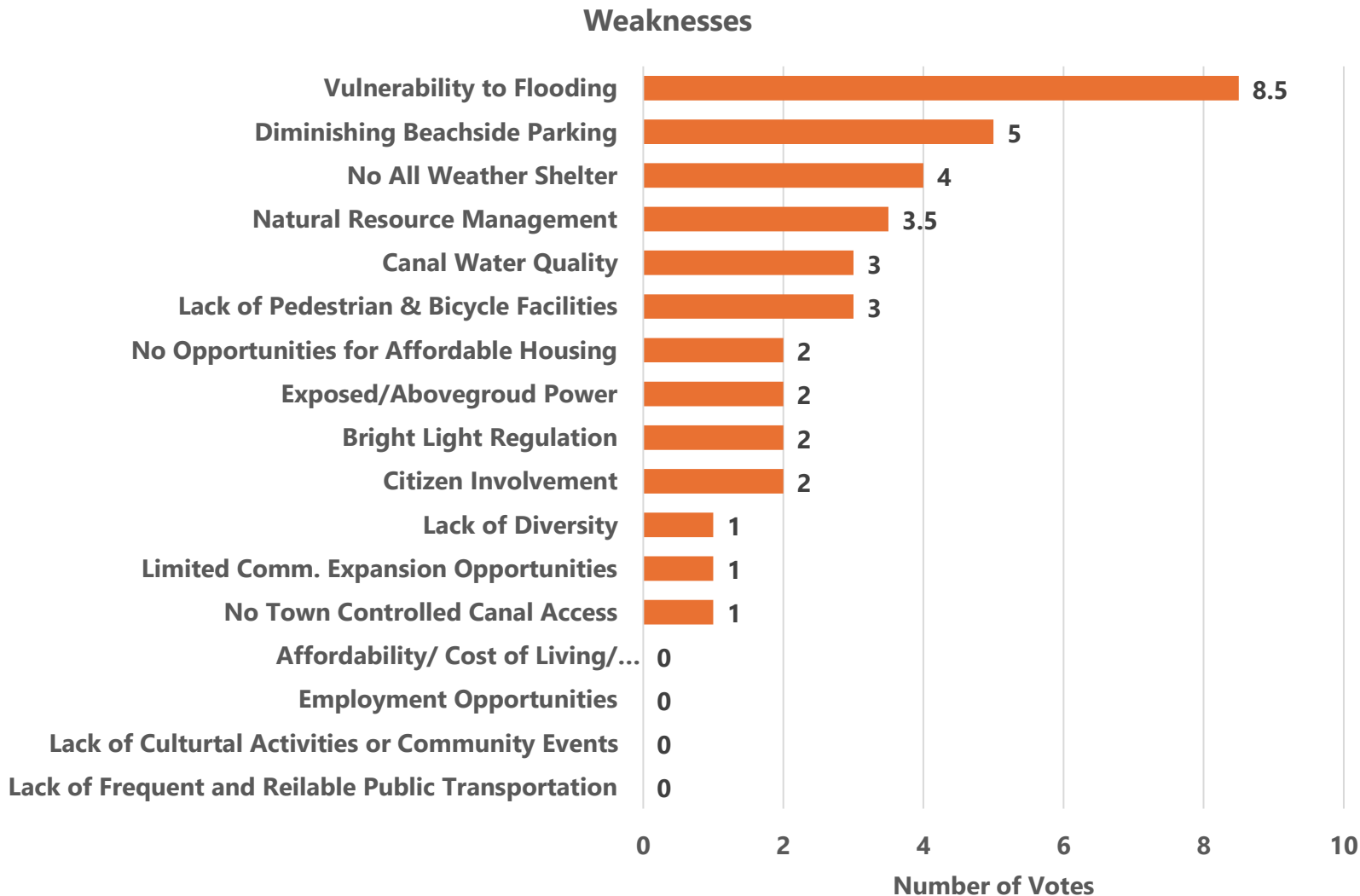
- Setting: Town Hall
- Date: Friday, June 26<sup>th</sup>
- Objective:
  - Provide an overview of required Comp Plan elements and how they are guided by the Town's **vision statement**
  - Identify key priorities and concerns among Council and Planning Commission members to start establishing a shared vision
- Activities:
  - SWOT Analysis
  - Top 3 Priorities



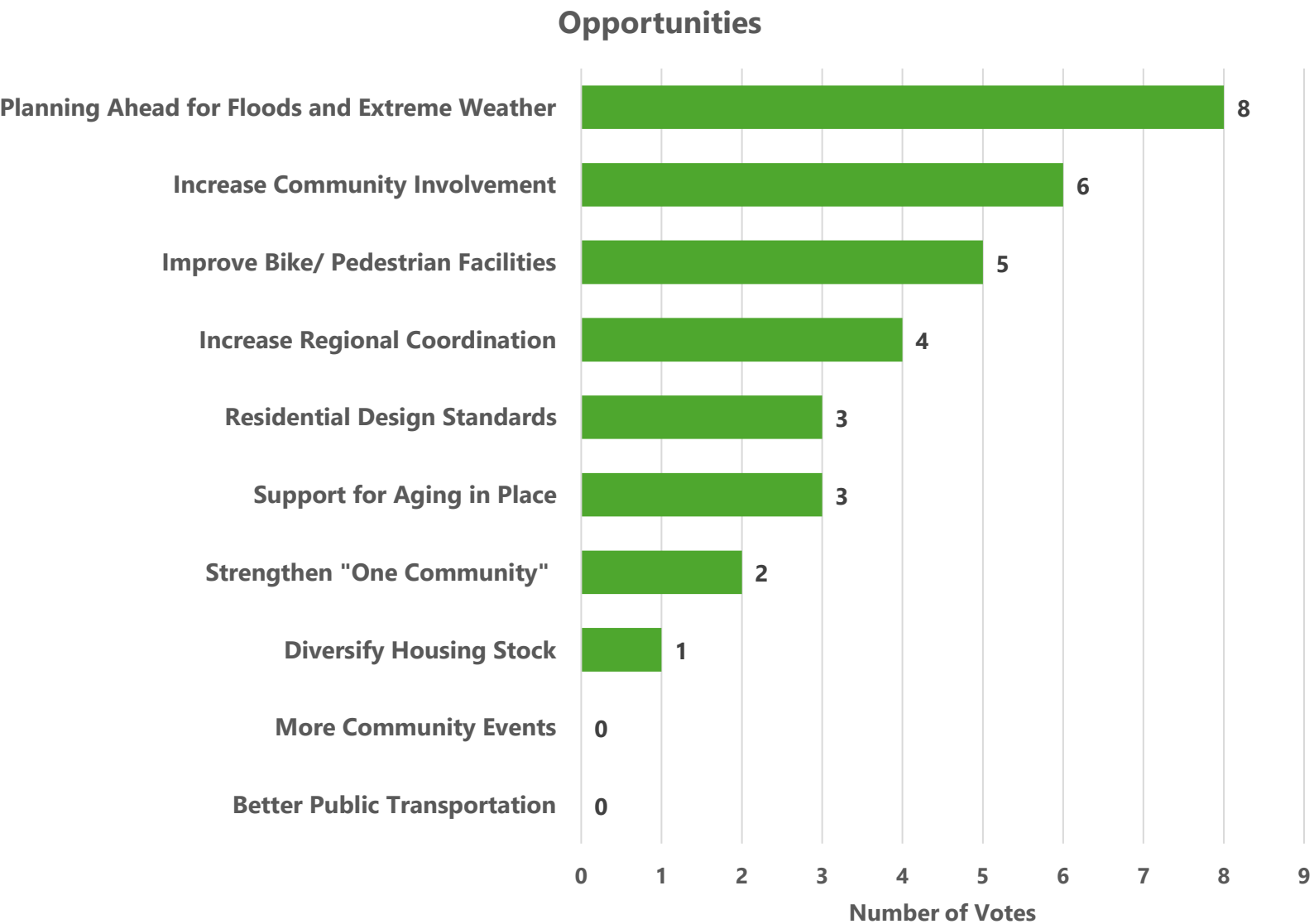
# SWOT Analysis - Strengths



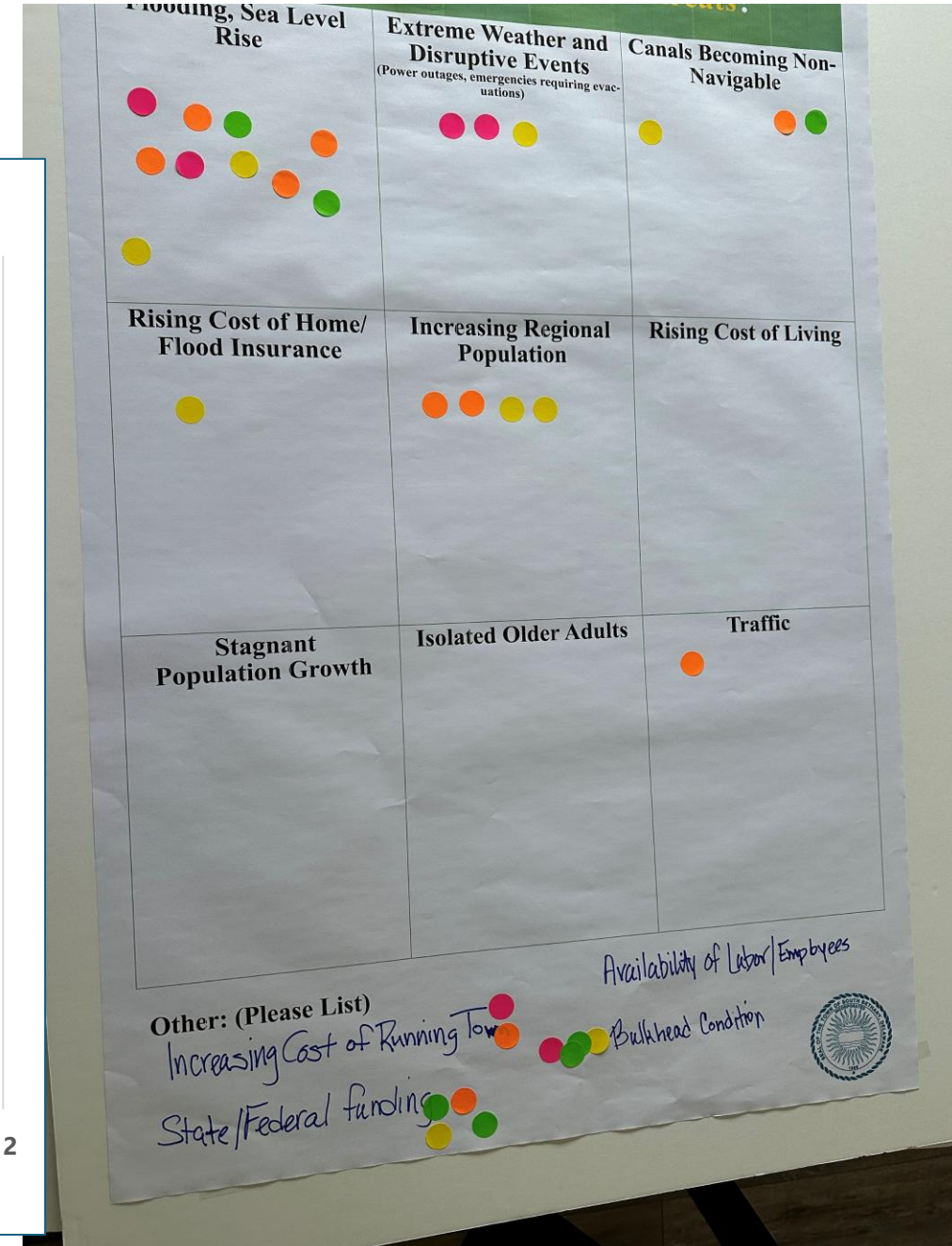
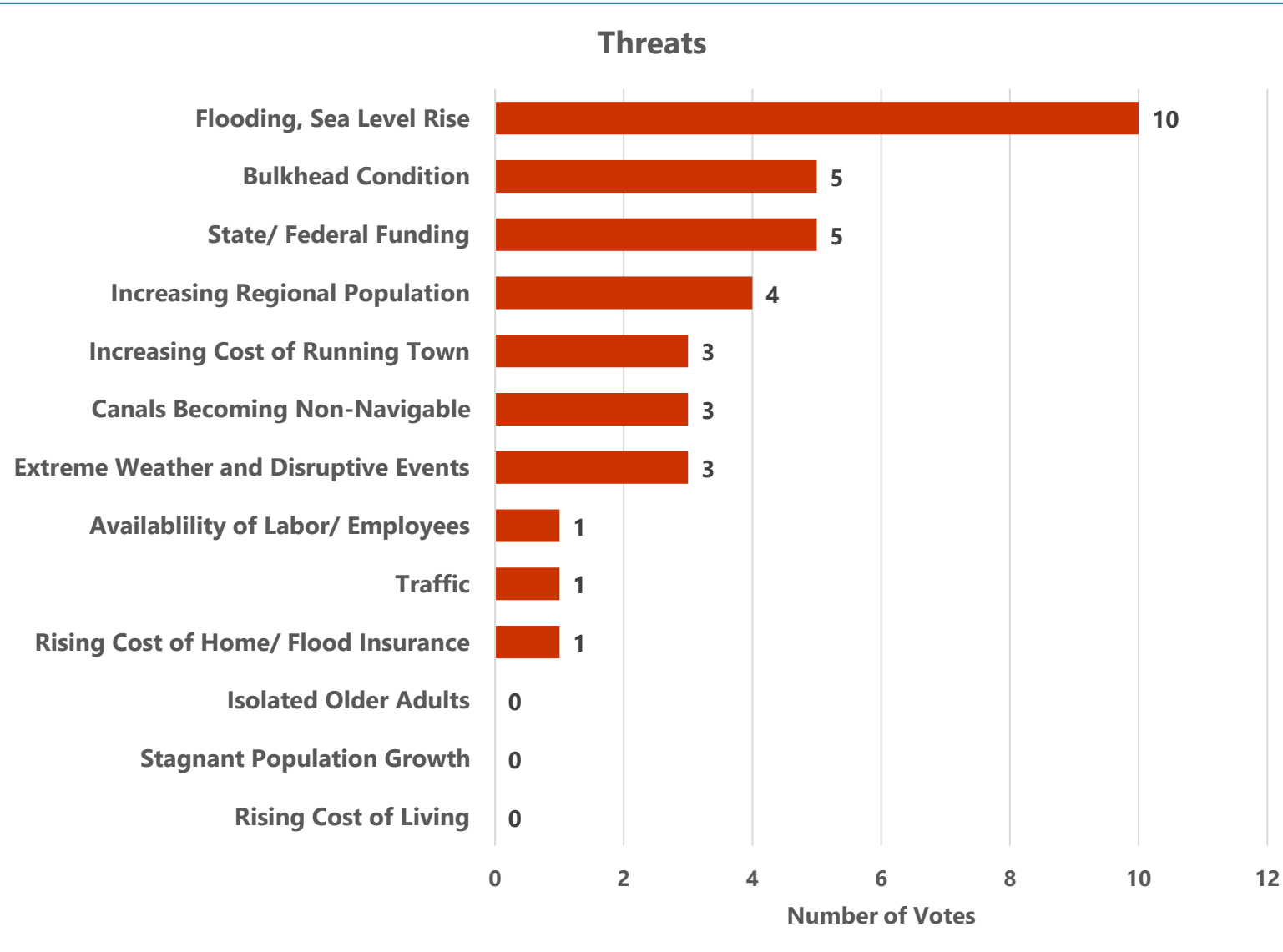
# SWOT Analysis - Weaknesses



# SWOT Analysis - Opportunities

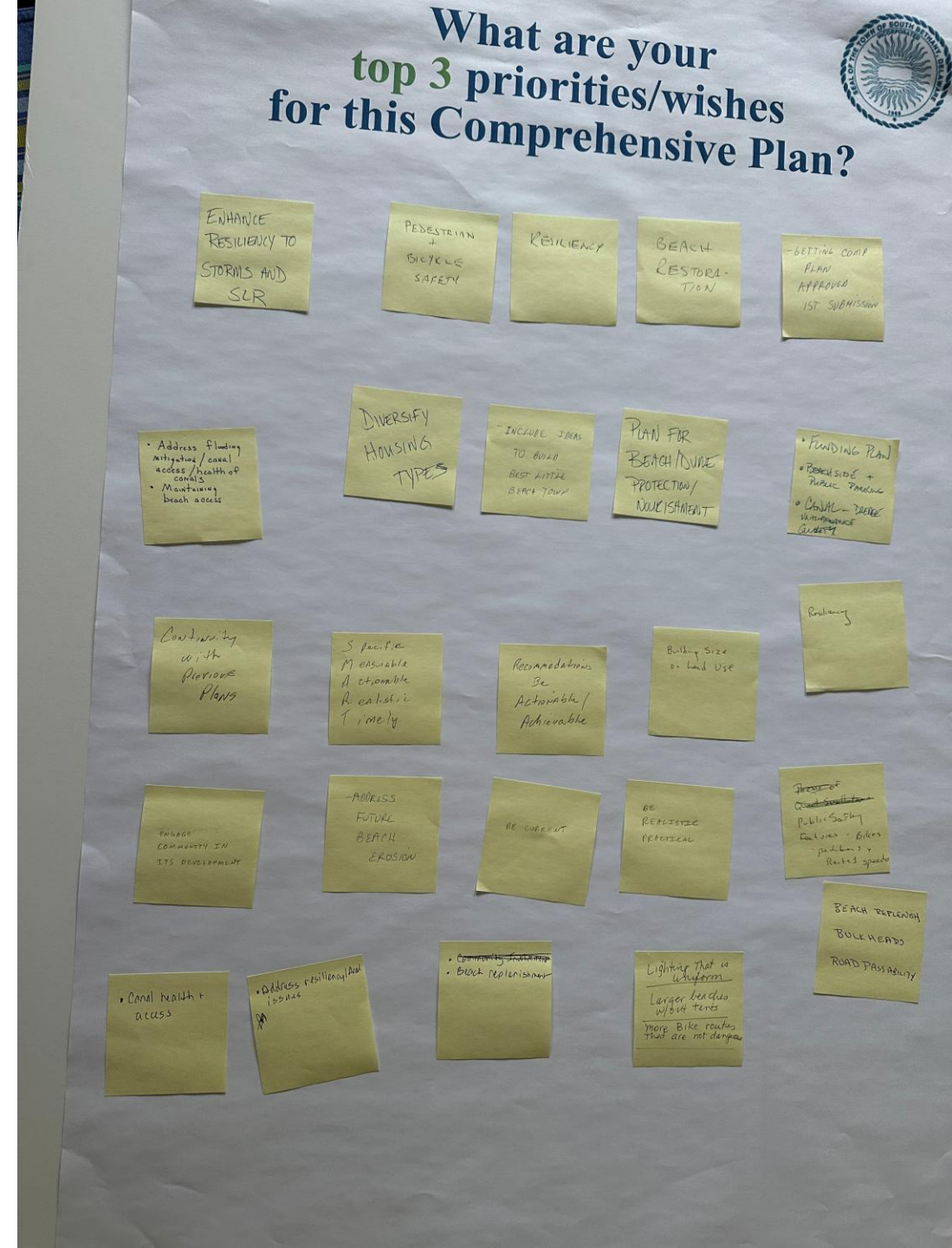


# SWOT Analysis - Threats



# Prioritization Exercise

- Resiliency and resiliency-related issues (5 votes)
- Beach restoration/addressing beach erosion (5 votes)
- Realistic and High-quality plan (5 votes)
  - "Specific, Actionable, Realistic, Timely"
  - Current, realistic, and practical
  - Continuity with previous plans
  - Actionable and achievable
- Pedestrian and bicycle safety (3 votes)

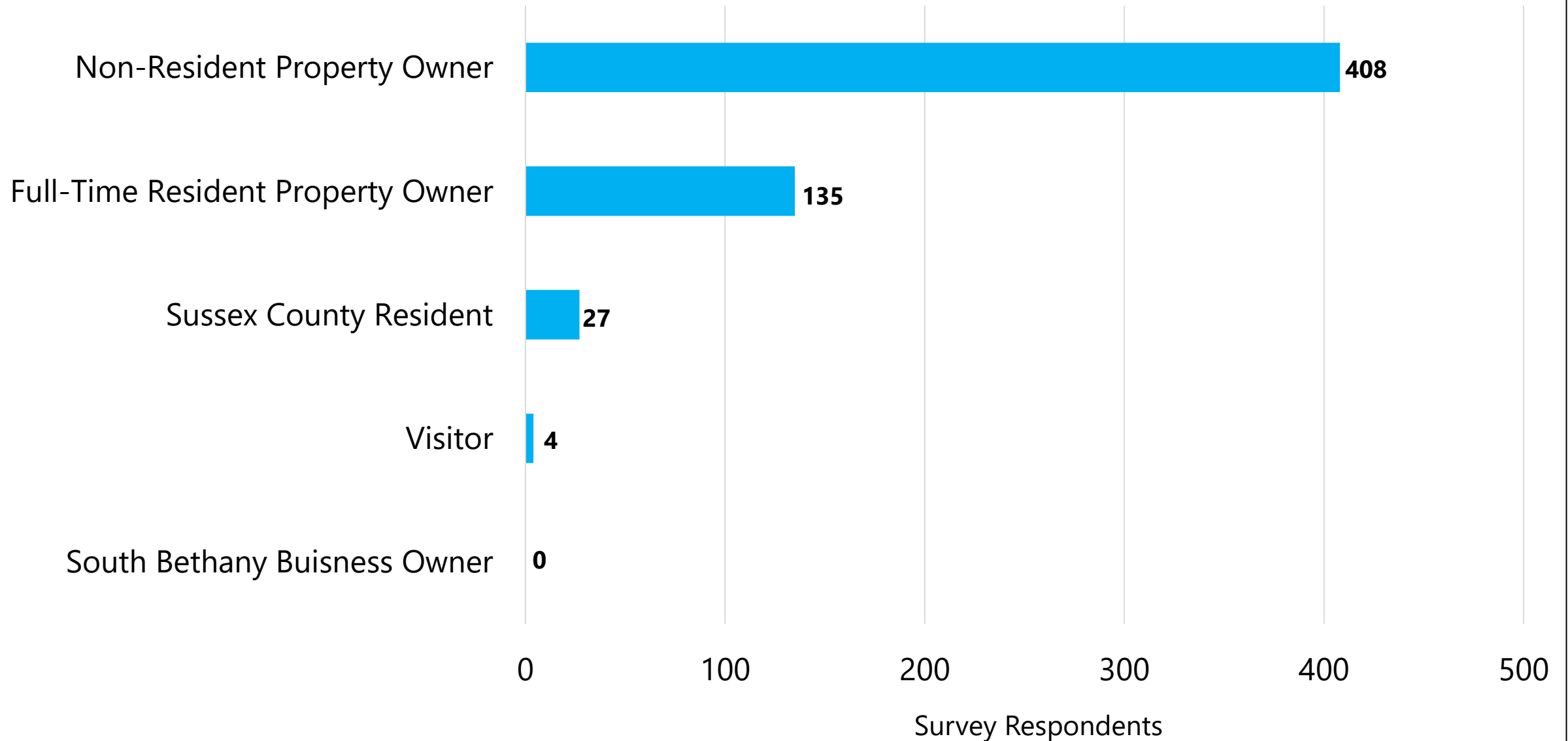


# Comprehensive Plan Survey

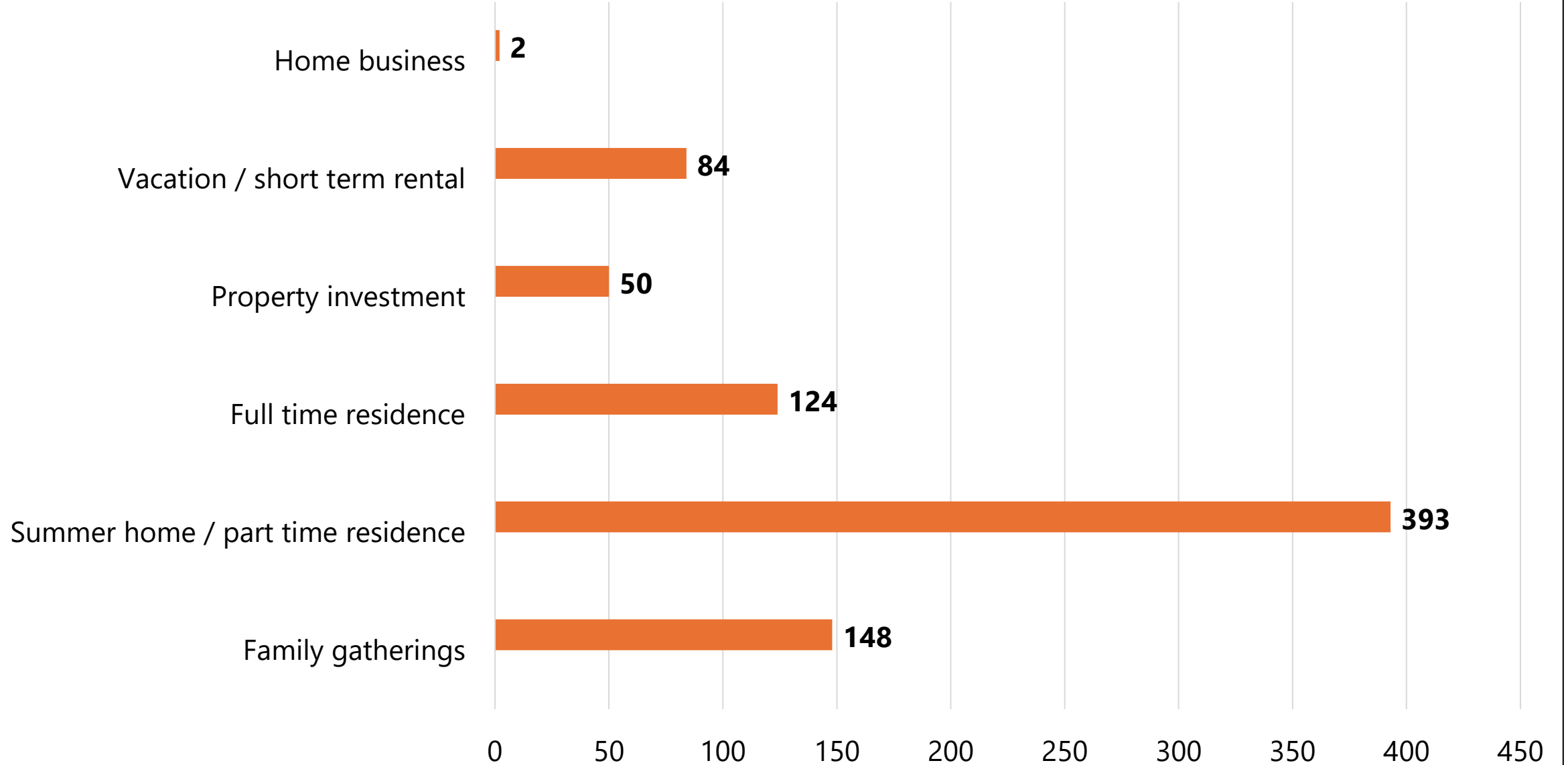
- Objective: identify major priorities and concerns
- Means of distribution:
  - Posted online
  - Sent via email and Town newsletter
  - Paper copies available at Town Hall and public engagement events
- Open from June 26<sup>th</sup> to August 31<sup>st</sup>

**Yielded 547  
participants**

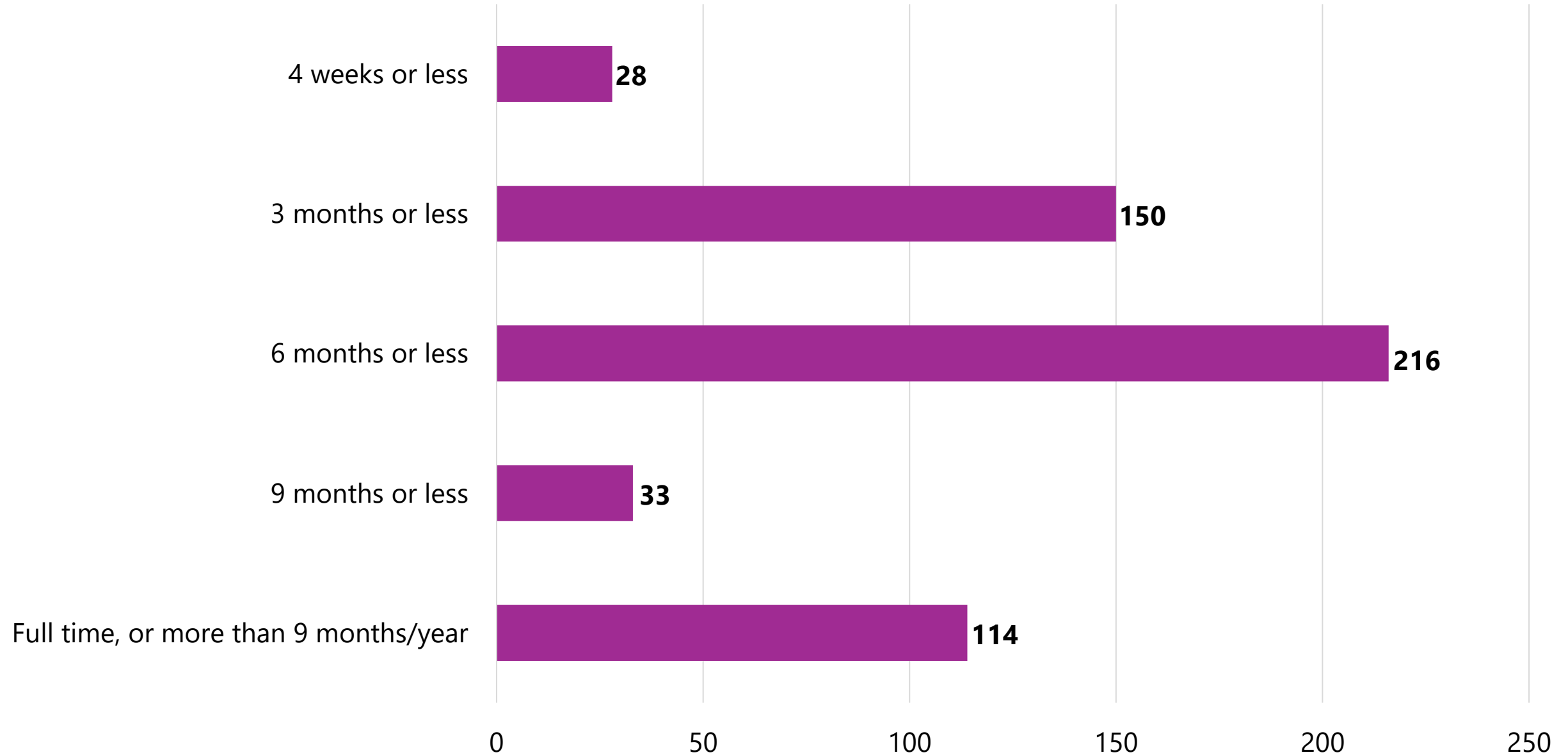
# Survey Respondent Connection to South Bethany



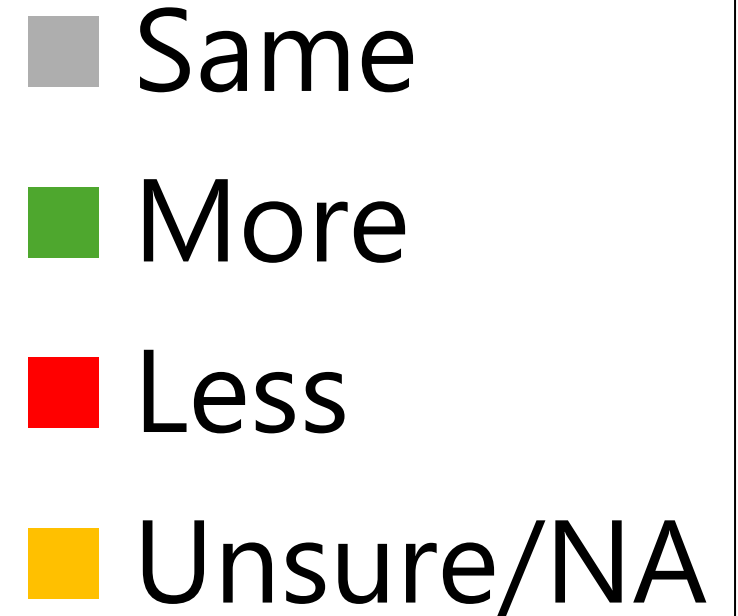
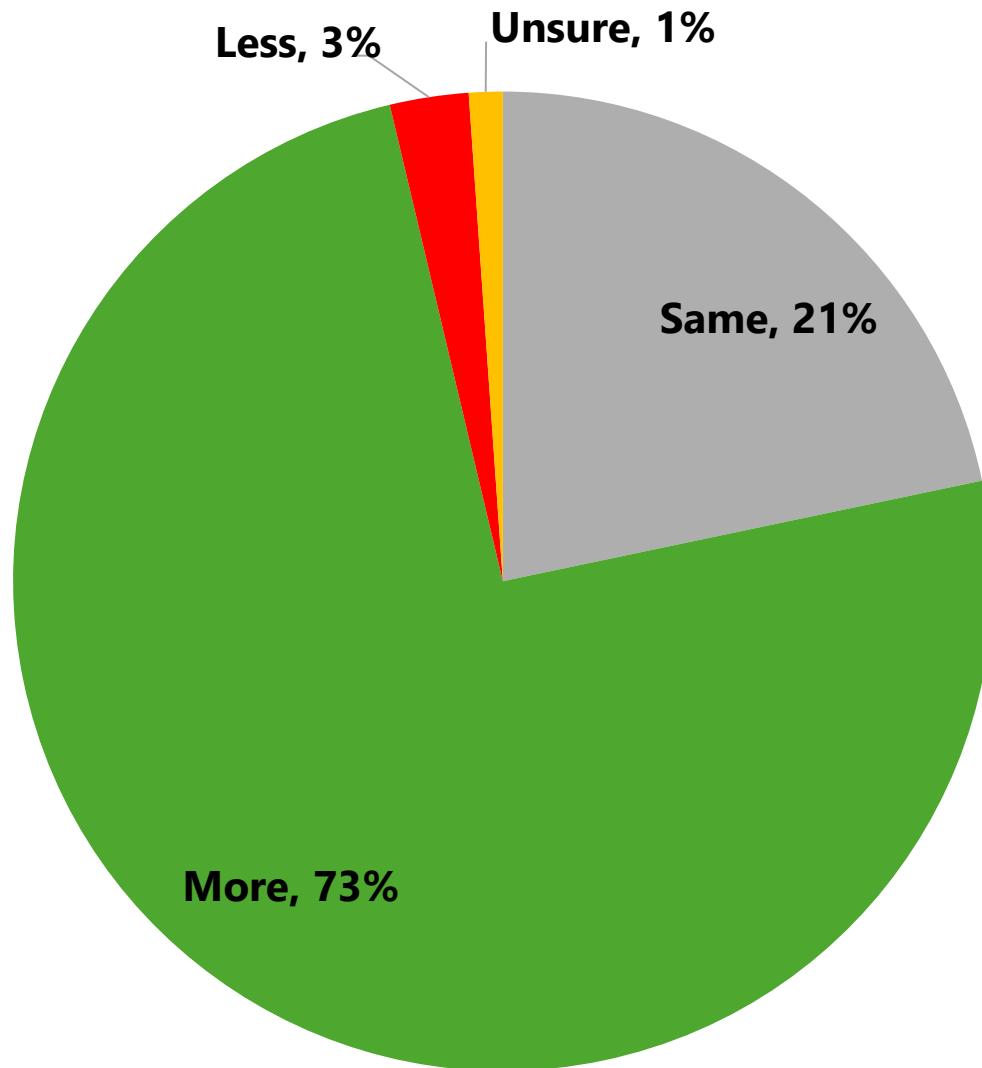
## How do you currently use your home in South Bethany?



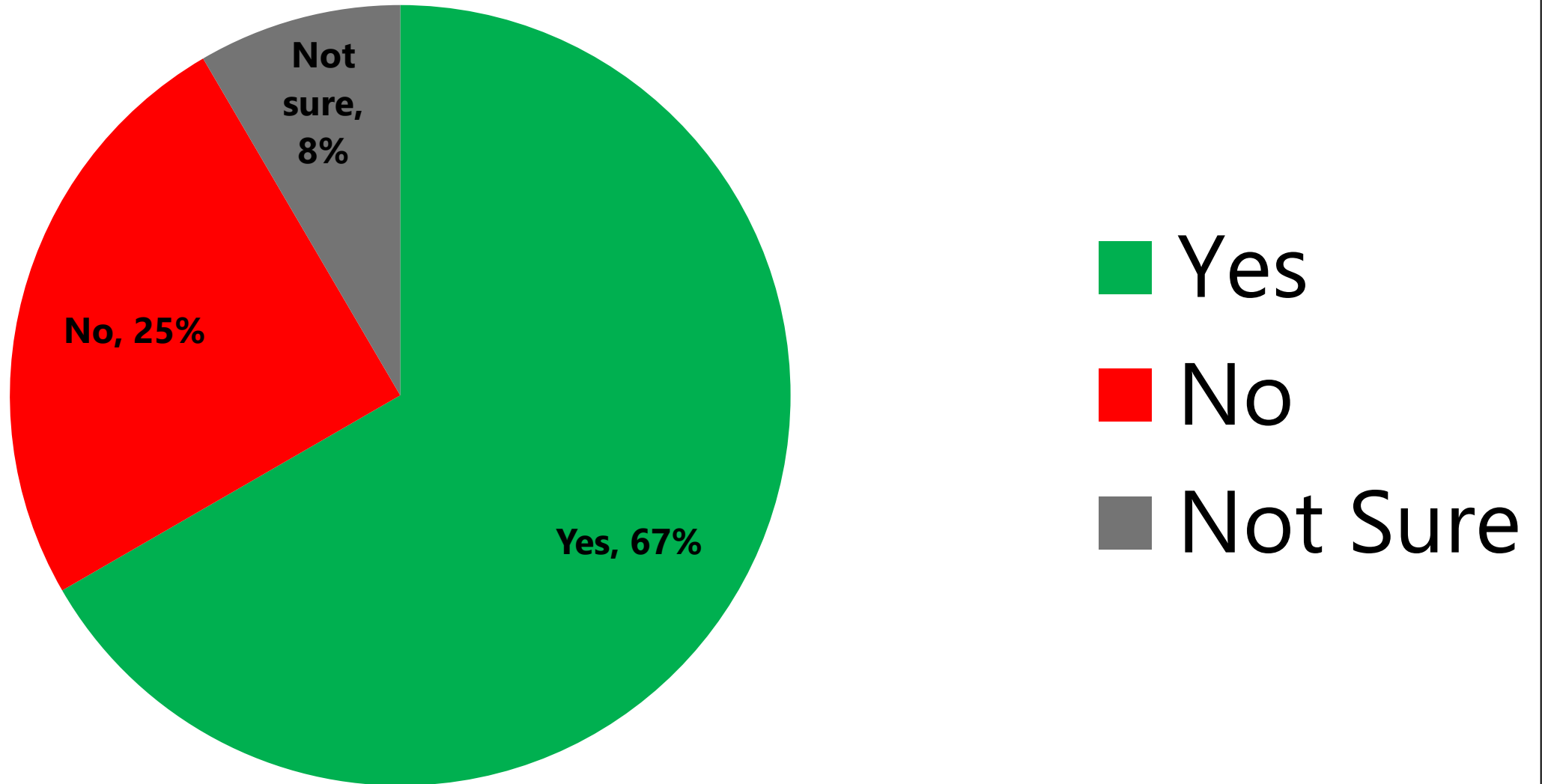
# Time in South Bethany



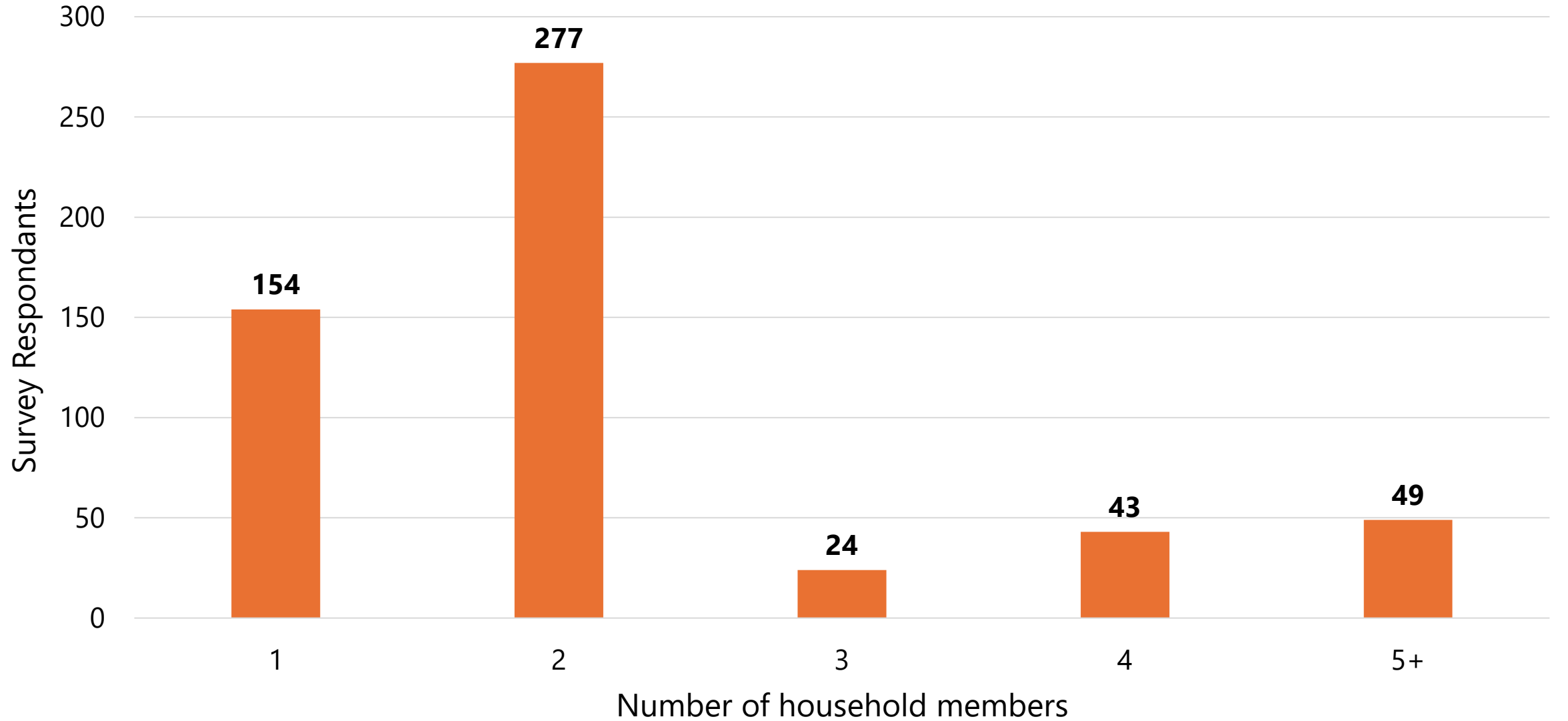
## Do you expect to use your property more or less in the future?



## Is the Town doing enough to protect property from climate threats?



# Household Size



# Age of residents

## **Survey Results:**

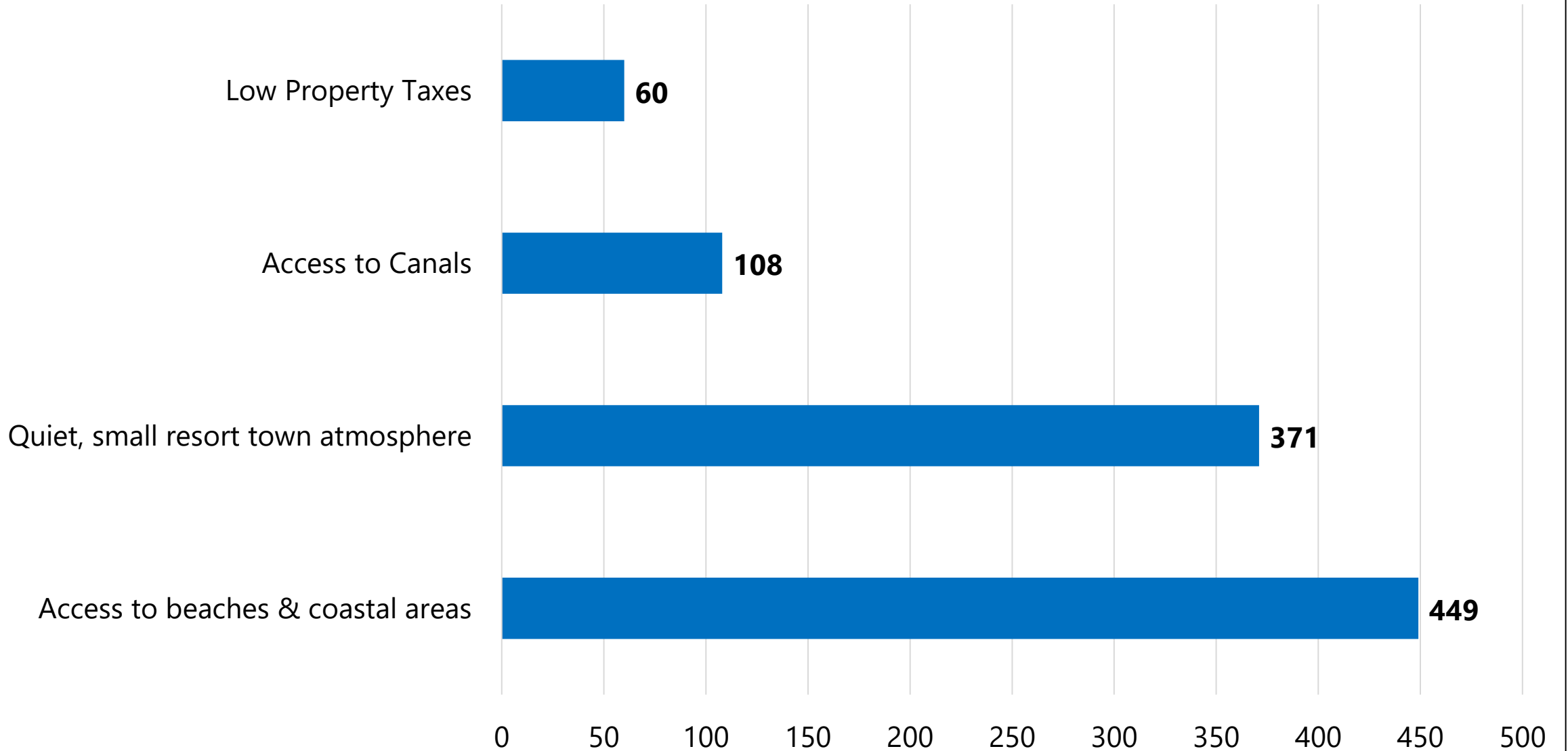
Mean Age: 56.3

Median Age: 63

## **2024 ACS 5-year estimates:**

Median Age: 68.7

# Why did you choose South Bethany?



# Why do you continue to live in/visit South Bethany?

Key themes:

- Small, quiet, relaxing, limited commercial, limited multifamily
- Traditional, old fashioned, memories and history
- Friends and family, community
- Beaches, canals, amenities
- Own property here now
- Dark night skies
- Walkable, not crowded



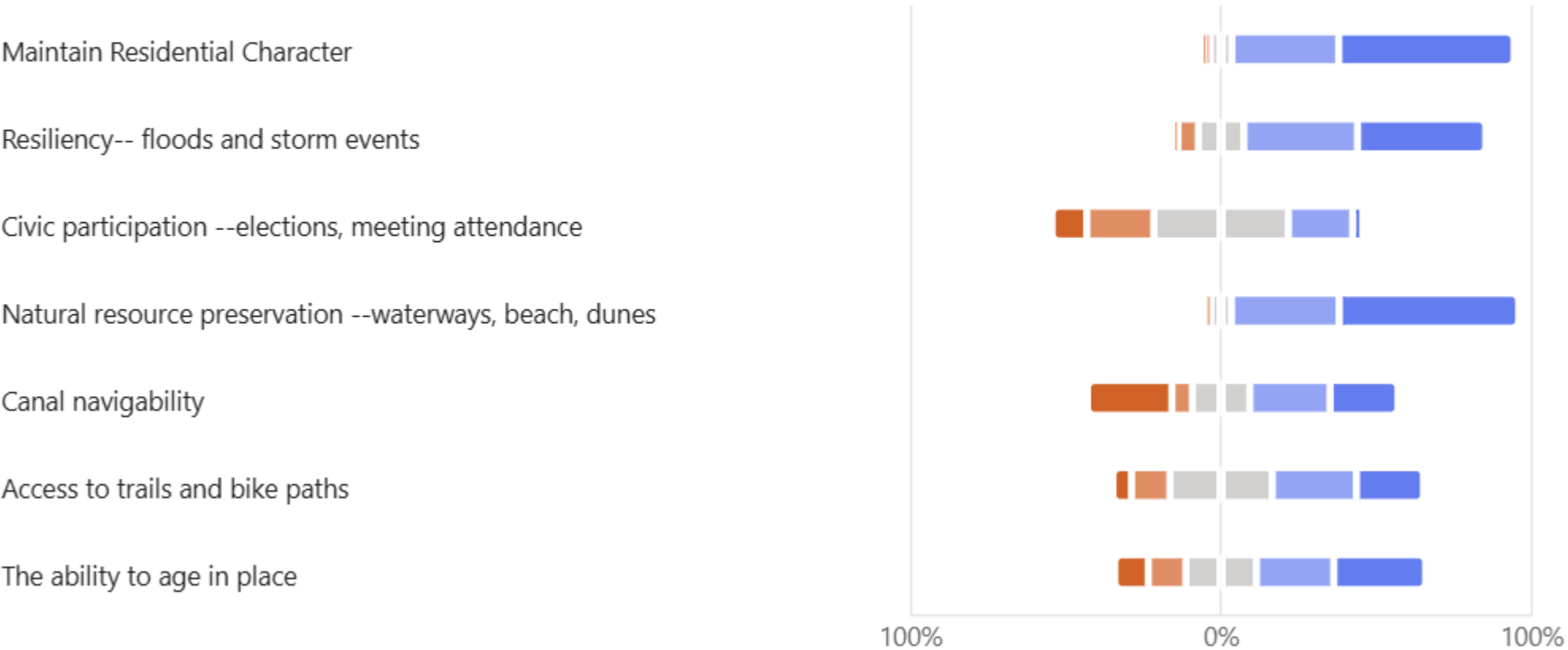
**South Bethany  
Comprehensive  
Plan**

September 14,  
2026

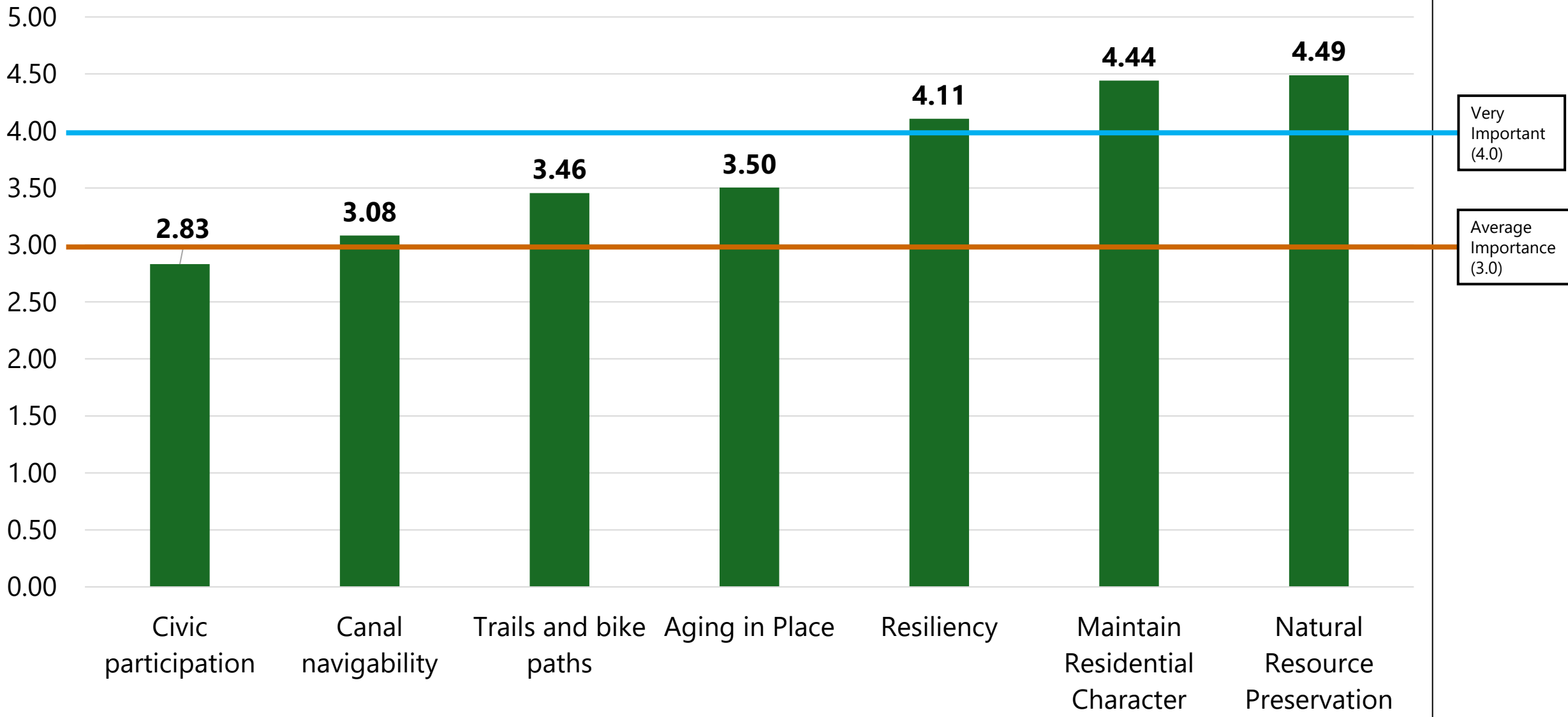
**Slide 26 of 77**

Please rank the following values from the 2022 Comprehensive Plan from least important (1) to most important (5).

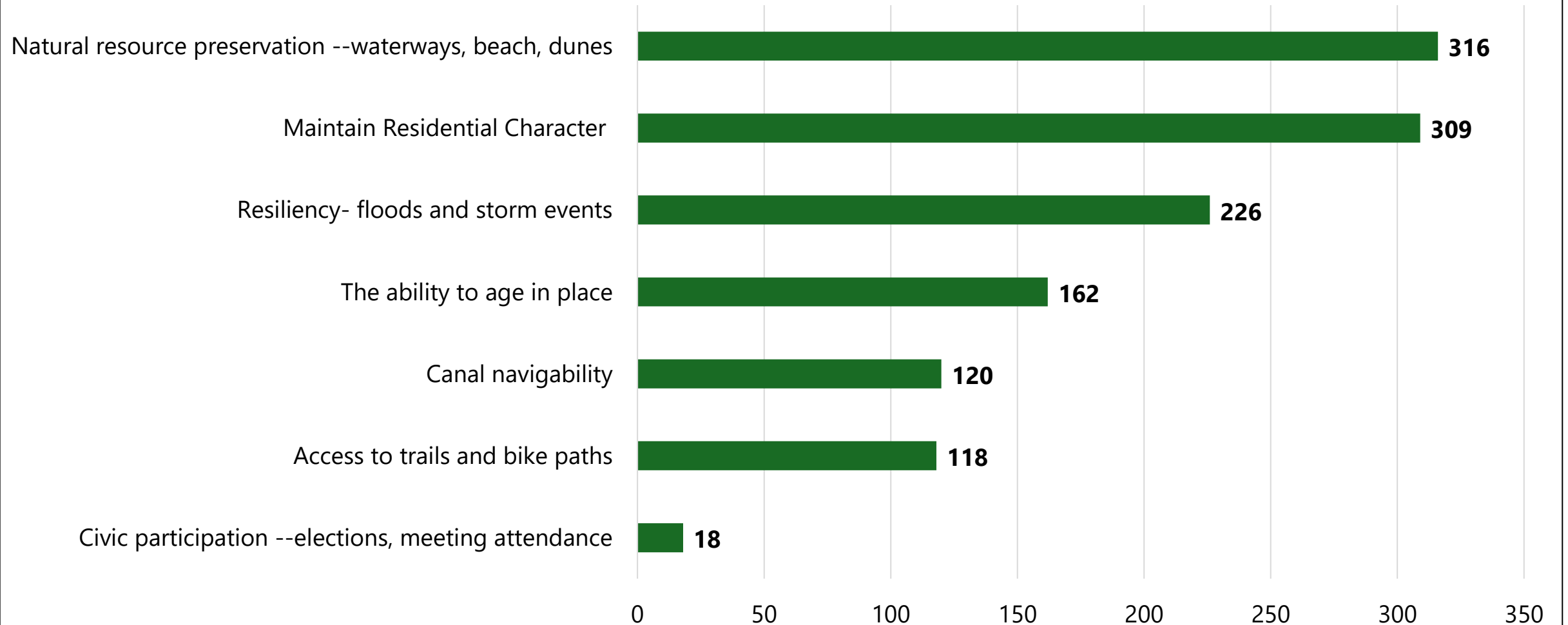
● Least Important (1)    ● Not very important (2)    ● Average importance (3)    ● Very Important (4)    ● Most important (5)



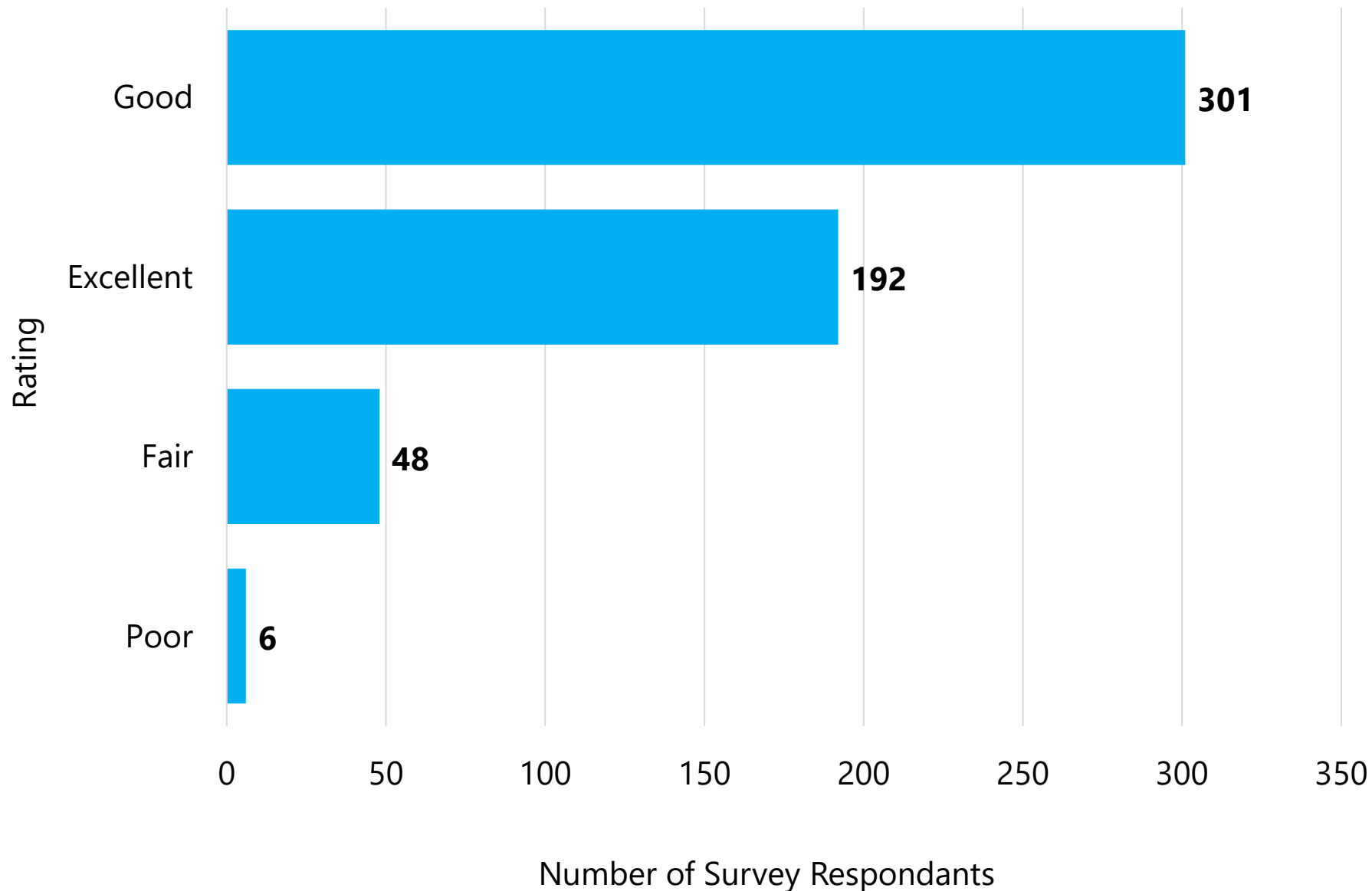
# Average Matrix Score



# Number of respondents who chose each value as "Most Important"



## How would you rate communication from the town?

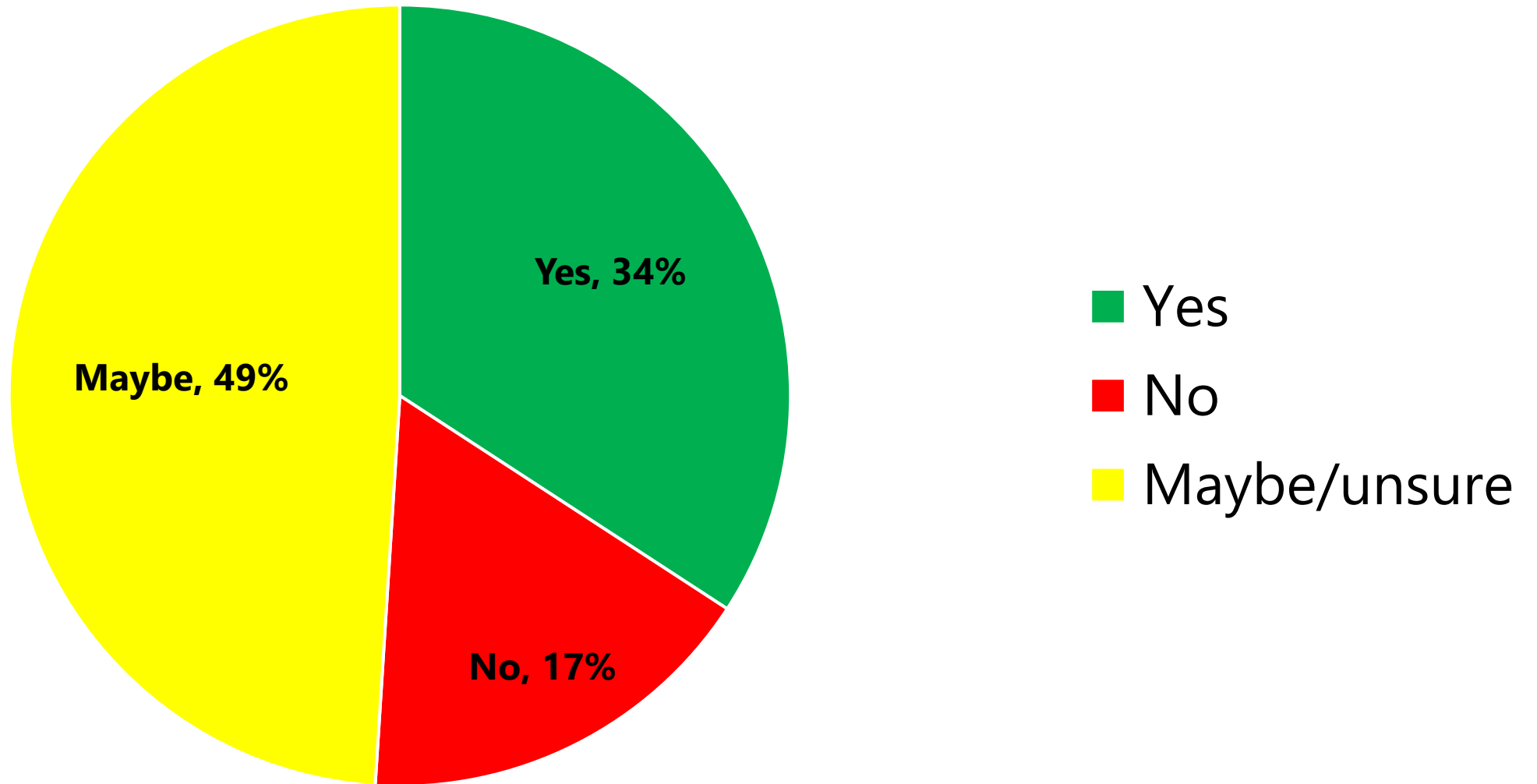


**93%** of respondents said they would like to hear about town issues through **email**.

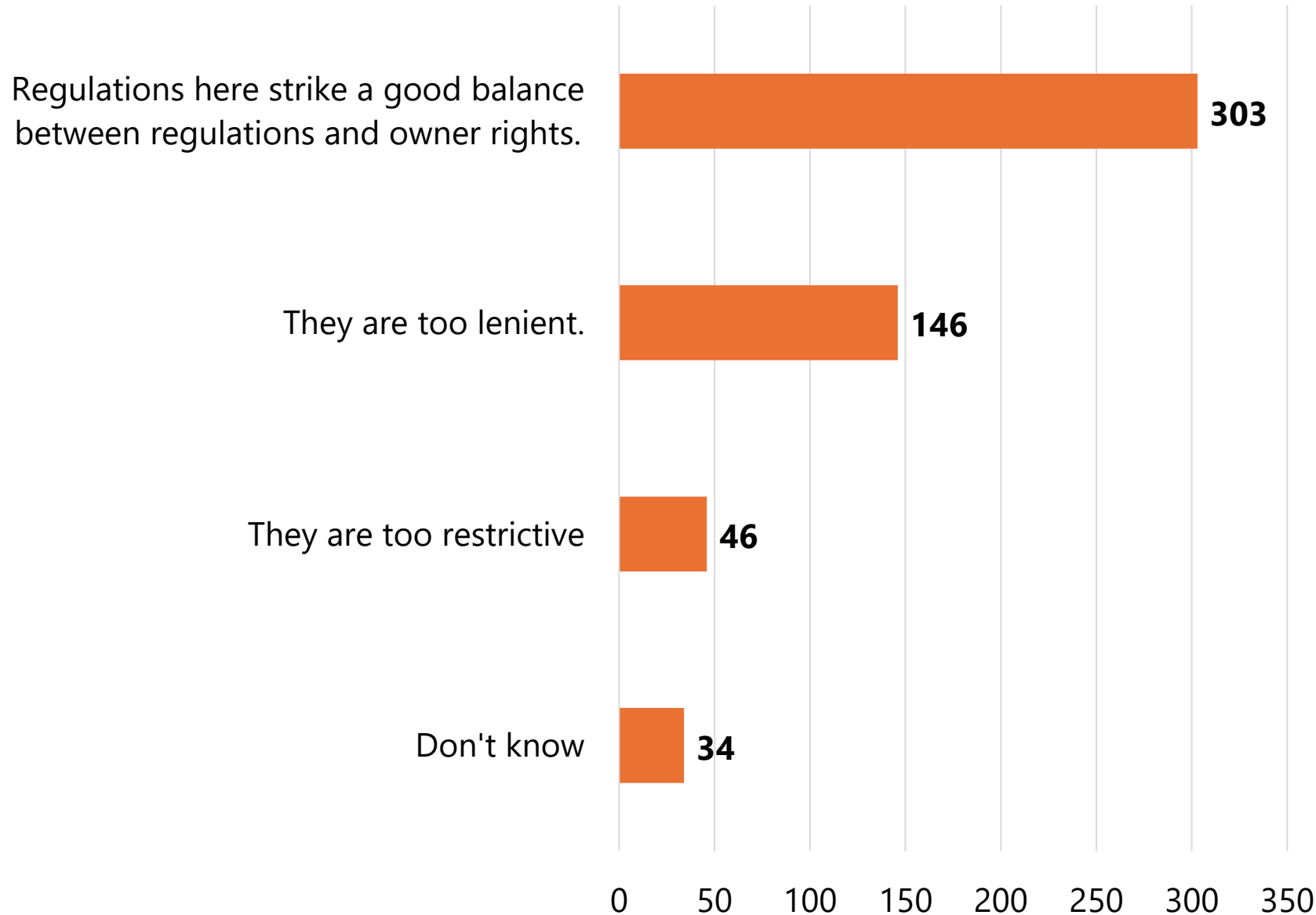
**3%** said they would like to hear about town issues through flyers in the mail.

Only **1.5%** chose social media.

# Should the Town pursue stricter building standards?



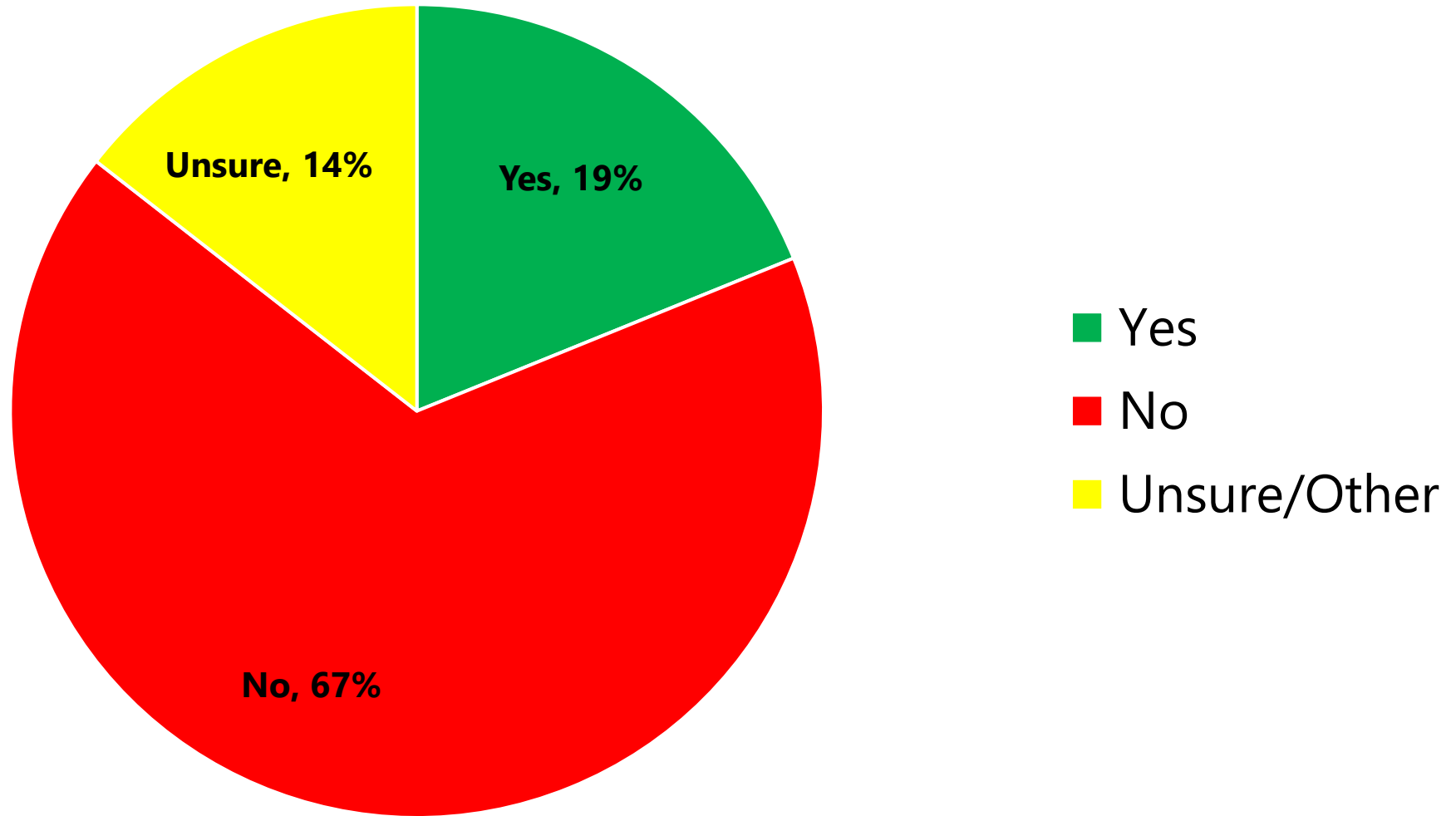
## Opinion on Current Land Use Regulations



### Interesting responses:

- Should allow residents to raise their bulkheads
- Inconsistencies across neighborhoods
- Houses have become too large

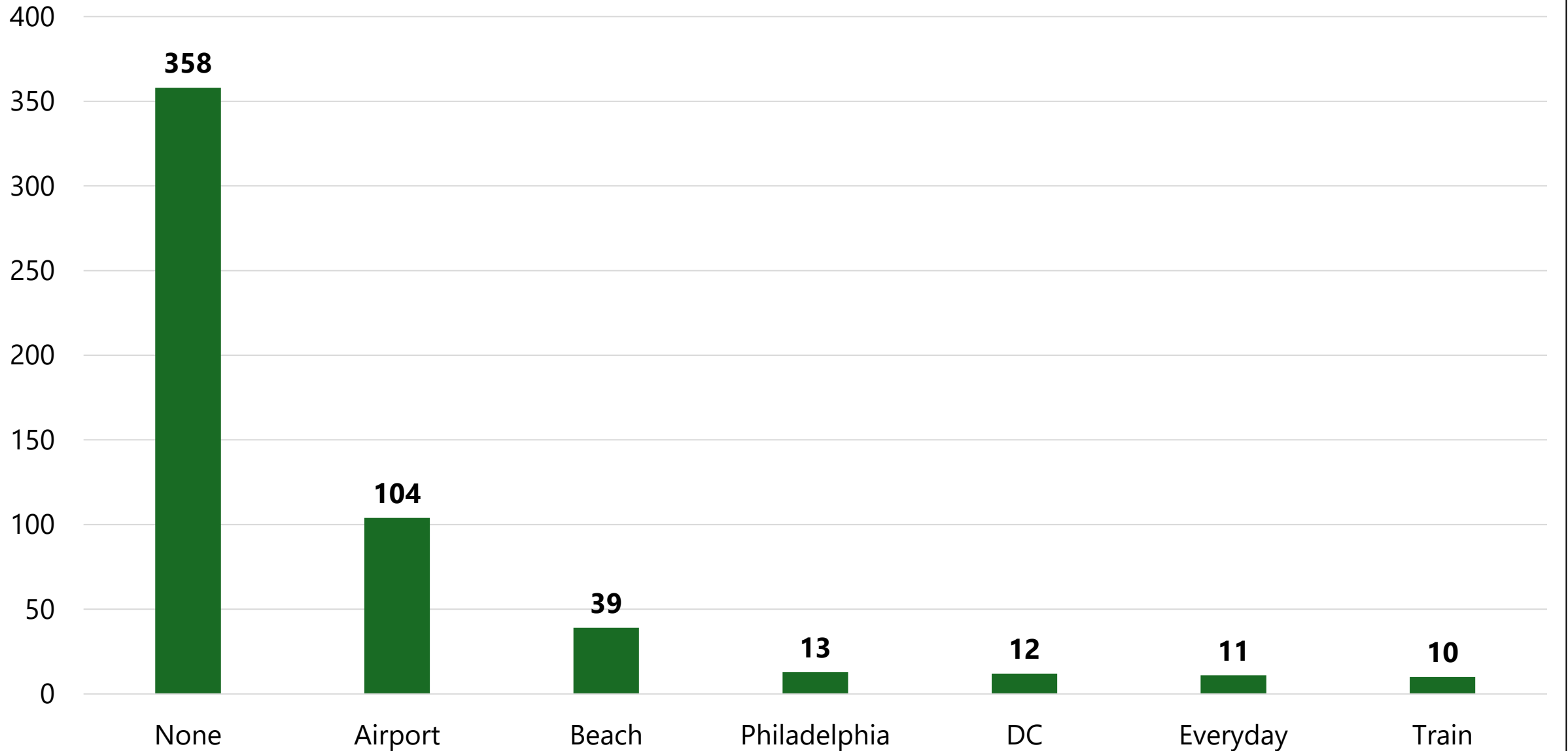
Would you like to see new sidewalks/trails?



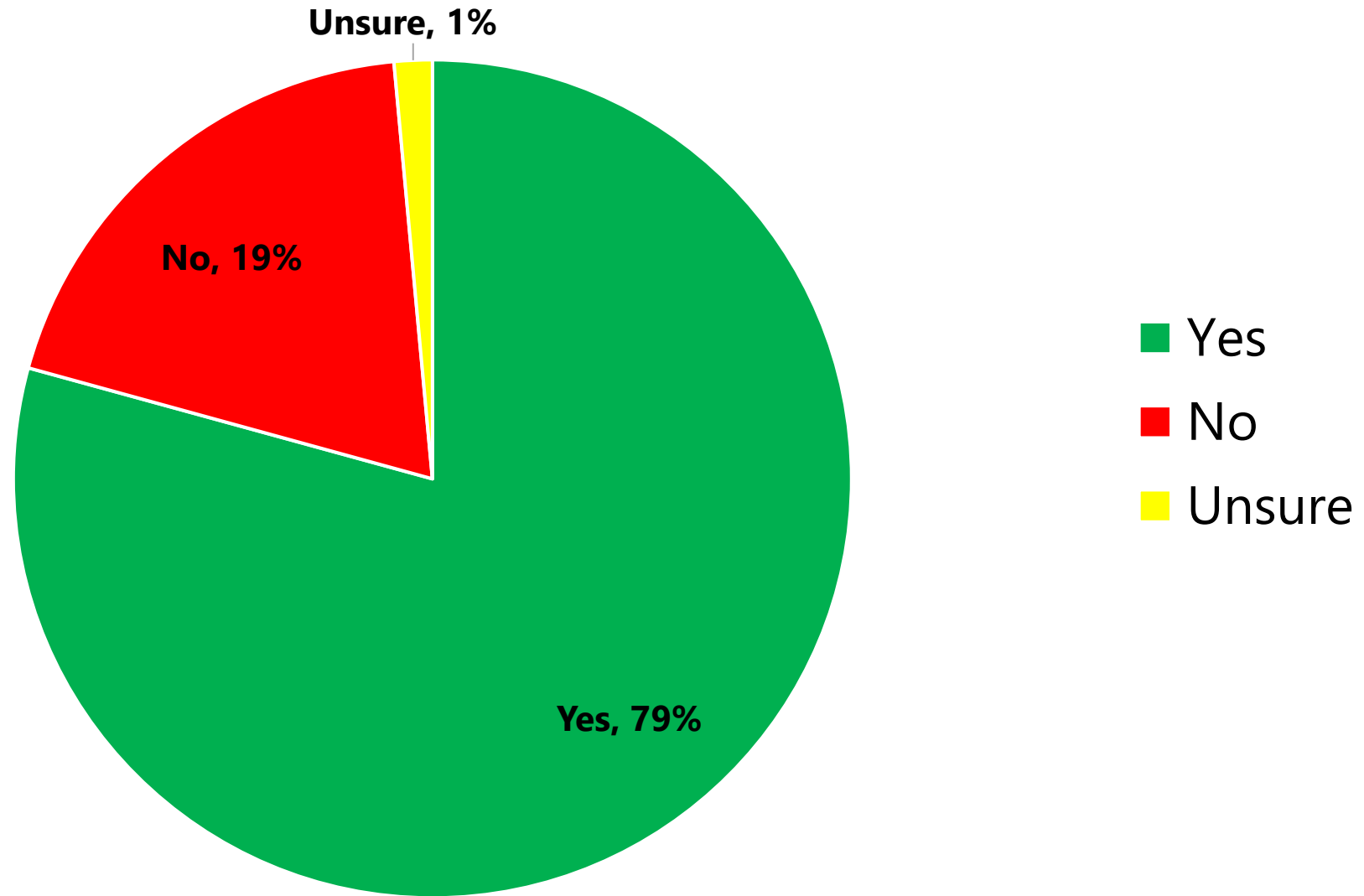
# Public Transportation

- **9%** of respondents said they or someone in their household has used seasonal DART fixed route bus
- **None** of the respondents had used DART's on-demand paratransit service. Two knew family or friends who had used it.
- **65%** said there were no destinations they wished they could access via transit

## Are there destinations you wish you could access via transit?



Does the Town have adequate recreational opportunities?



# What types of additional recreational opportunities would you support?

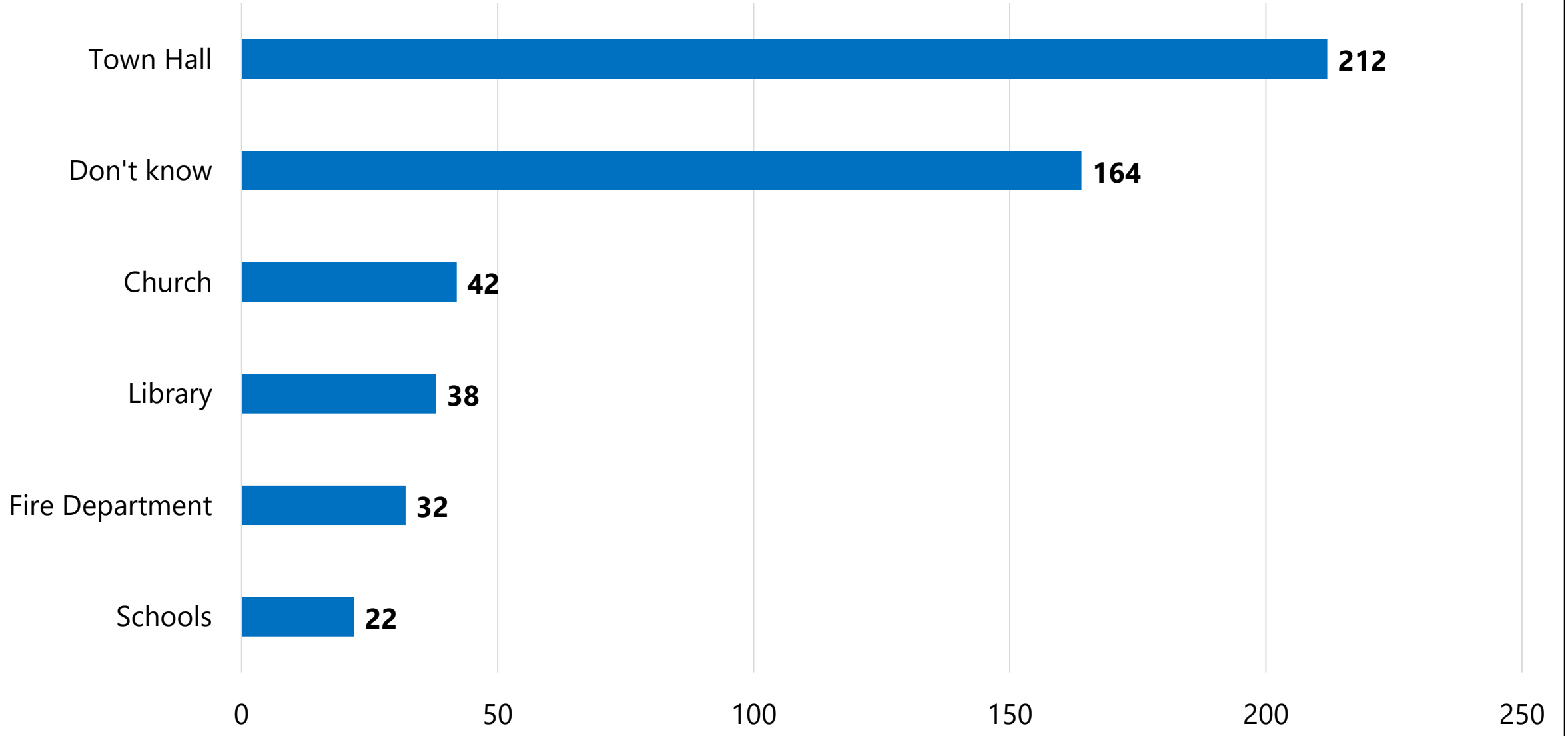
- **57%** said none

Other common answers:

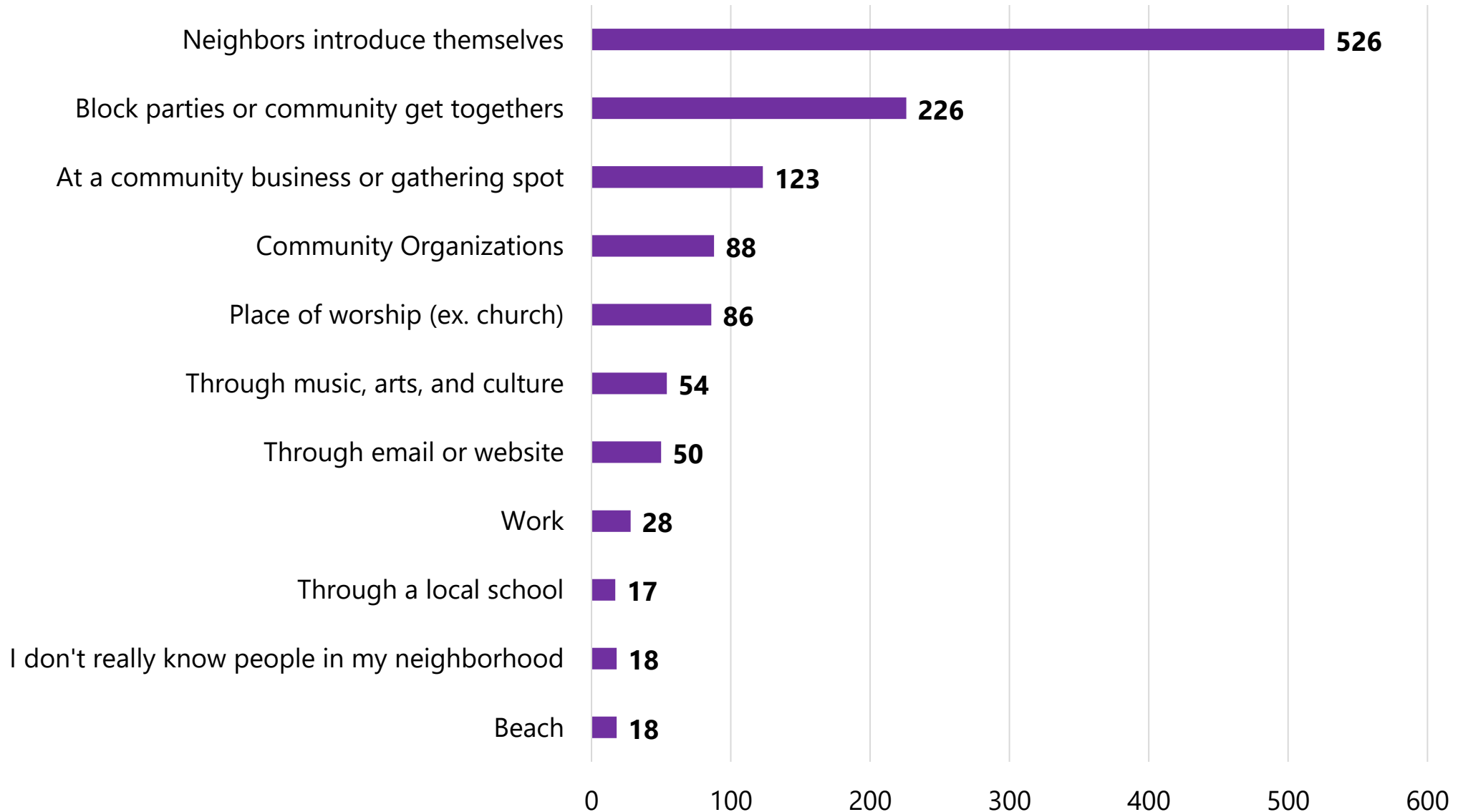
- Playground for children
- Pickleball courts
- Bike paths
- Kayak, paddle board storage/water access
- Social events



**Can you think of any spesific places in or near the Town that would be a good spot for people to go if they need help during a flood?**



## How do you meet/interact with people?



**97%** of respondents said they would be comfortable reaching out to their neighbors if they needed help or assistance.

# Orgs that do a good job at fostering community or reaching out to residents?

- **59%** said none

Other common answers:

- SBPOA (South Bethany Property Owner's Association)
- Churches
- Town Government, Community Events (ex. town coffees)
- Seniors Helping Seniors
- Freeman Arts

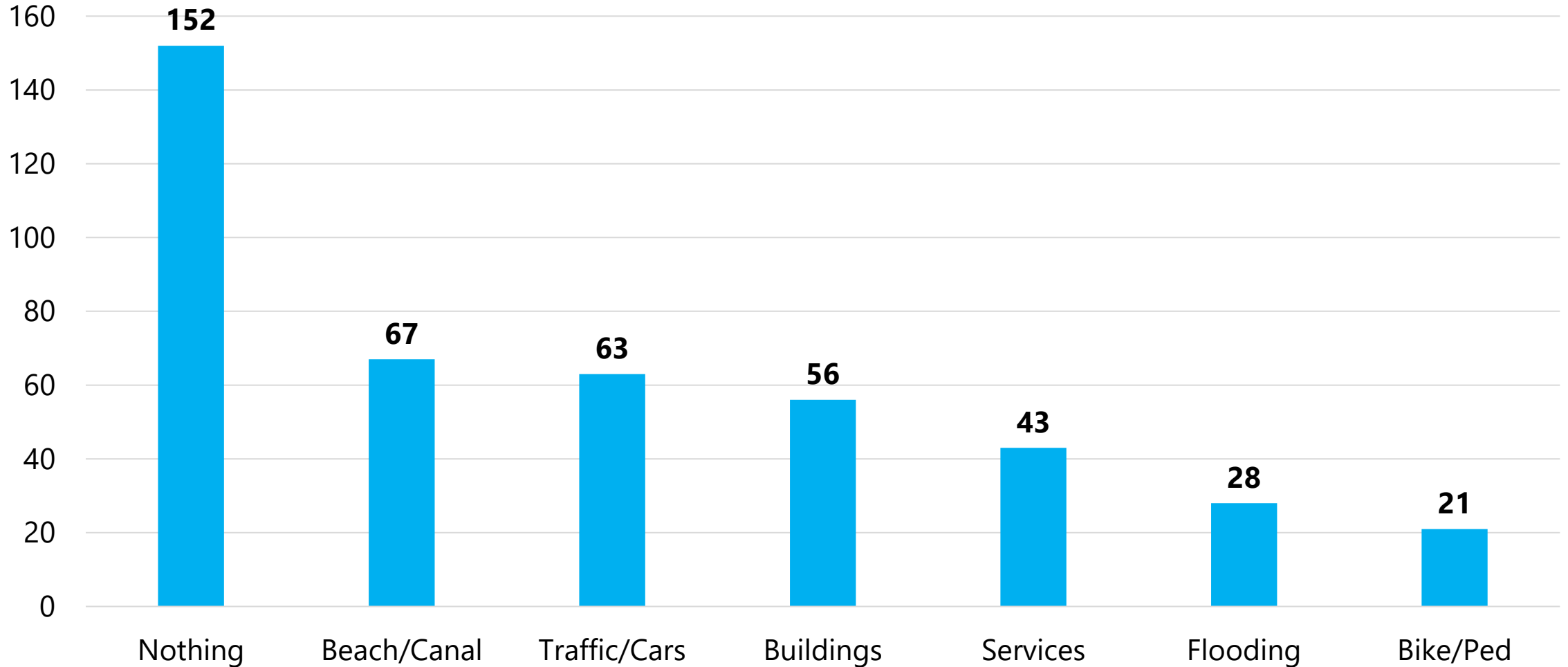
# How can the Town promote community, help people in your neighborhood get to know each other better, and feel comfortable helping each other when needed?

Common answers:

- Not sure/not a Town function
- Town already does a good job with this
- Increase community events and neighborhood “block parties”
- Events year-round
- Town directory (printed and/or online)
- Meetings to discuss emergency procedures



## What is one thing you'd change about South Bethany? (Common Themes)



# Anything else to share?

- **47%** did not have anything else to share

Common themes:

- Survey is biased → Town should stay the same
- Appreciation for Town staff and services
- Bathrooms on the beach?
- Parking concerns
- Accessibility to join Town meetings
- Light pollution
- Access to beach
- Trash service changes
- Flooding and bulkhead concerns

# Coffee and Conversation

- Setting: Town Hall
- Date: Friday, July 24<sup>th</sup>
- Time: 9:30 AM
- Objective:
  - Inform the public about the comprehensive planning process
  - Identify community vision and key priorities and concerns



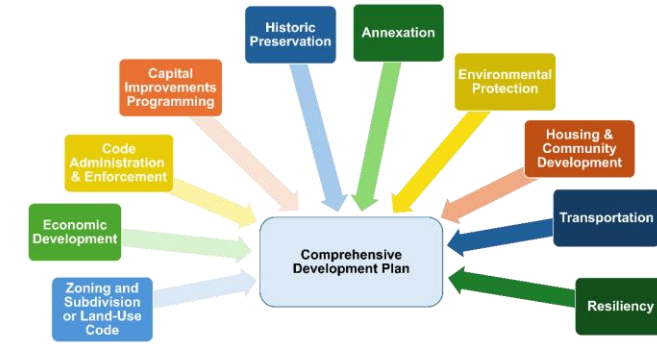
**~40  
Attendees**

# Coffee and Conversation Components

- Informational board outlining Comp Plan process
- Chart South Bethany's Course Activity: Interactive SWOT analysis boards using a nautical theme
  - North star (strengths)
  - Anchor (weaknesses)
  - Upcoming adventures (opportunities)
  - Storms on the horizon (threats)
- Paper surveys and informational flyers

## South Bethany Municipal Comprehensive Plan

### What is a Comprehensive Plan?



- A comprehensive plan is a legally-required document that:
  - Outlines a community's **vision and goals** over the next 10-20 years
  - Serves as a long-range guide for a community's growth and development
- South Bethany's last comprehensive plan was written in 2016 and updated in 2022

### South Bethany 2027 Municipal Comprehensive Plan Timeline



### Get Involved:

**Take Our Resident Survey**  
Open until August 31st.  
Scan the QR Code to the right, enter the URL below, or ask for a paper copy, also available at Town Hall.  
<https://forms.office.com/r/qswyx34Qrz>



**Join Our Upcoming Open House Workshop**  
Friday, August 6 at Town Hall  
9 am and 12 pm, with presentations at 9:30 and 11:00 am  
Enjoy interactive activities and conversations about your vision for South Bethany's future!



For more information about South Bethany's Municipal Comprehensive Plan, contact Town Manager, Maureen Hartman, at:  
**Phone: (302) 539-3653**  
**Email: [townmanager@southbethany.org](mailto:townmanager@southbethany.org)**



# Coffee and Conversation Results

## What is South Bethany's North Star?

What are our **strengths**? What should always stay the same about South Bethany?

★ - Residential (almost all)  
- Neighborhoods  
Small town  
Beaches wildlife  
Biking  
Walking  
Canals  
Quiet  
Safe  
Not OC  
Bethany  
& Fenwick

Passive open space  
Town financials sound  
good leadership  
low taxes  
distinct character  
limited growth



Town mgmt

No public facilities to limit non-residents

## North Star (Strengths)

- Distinct Town character: quiet, safe, residential neighborhoods
- Town management, financials and leadership
- Recreational opportunities: biking, walking, active community
- Nature and passive open space: beaches, canals, wildlife
- Low taxes and no HOA fees
- No public facilities to limit non-residents

# Coffee and Conversation Results

## What is South Bethany's Anchor?

What holds South Bethany back?  
What are our weaknesses?

people trying to  
stop flooding in  
backyard → goes  
into neighbors yard



Flooding

Traffic — year round  
cat hill neighborhood

Sussex infrastructure  
growth patterns

Tree removal

Stormwater regs/gutters

Tidal ditches

Resources — enforcement  
officers

Bulkhead maintenance

Canal maintenance

Yard clutter — no HOA  
— signage

Community volunteers to lead the town  
better relations w/ neighbors

Canal design - closed system

Police & code  
enforcement

understand  
impact of  
regs on  
community

ROW  
unclear

"No Parking"  
signs

— Police force in  
the summer

## Anchor (Weaknesses)

- Flooding, tidal ditches, stormwater regulations/gutters
- Bulkhead maintenance and canal maintenance/design
- Police force and code enforcement
- Traffic (year-round in Cat Hill neighborhood)
- Sussex County growth patterns
- Community volunteers and relationships with neighbors

# Coffee and Conversation Results

## What Adventures Await South Bethany?

Looking forward, what opportunities should we embrace? What tools can aid us?



- Local regs for town-owned roads - can we direct traffic somewhere else  
↓ Look @ studies Monitor

- No left turn Kent Avenue cut through Rt 1 & Cat Hill

- Shared services w/ neighboring municipalities

DelDOT @ the table  
- Tax increases? 1 1/2 (a variety)

- Implement capital improvements  
- inflection point → good guide for future

- Citizen engagement - local brain power

- Town Management 3 Responsiveness

Public for funding for canals & ponds?



How can we engage w/ people weekenders or outside of 9-5 technology / zoom



## Adventures (Opportunities)

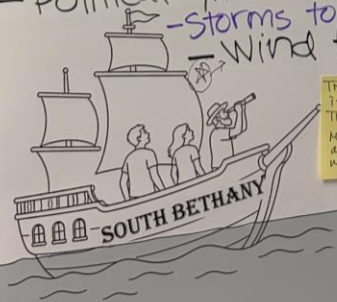
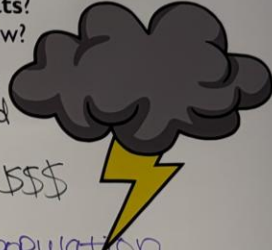
- Local regulations for Town-owned roads to direct traffic somewhere else
  - No left turn Kent Ave cut through Rt. 1 and Cat Hill
  - Keeping DelDOT at the table to engage
- Shared services with neighboring municipalities
- Increase citizen engagement and using local brain power, including weekenders and those with 9 to 5 jobs
- Implement capital improvements
- Public funding sources

# Coffee and Conversation Results

## What Storms are on the Horizon for South Bethany?

What are South Bethany's threats?  
What should we prepare for now?

- tents on the beach  
beach clutter viewshed
- Beach Replenishment \$\$\$
- Growing Sussex Co. population  
↳ non-residents accessing the beach
- Flooding - bulkheads
- Parking → don't increase opportunity
- leave the parks
- environmental risks → all coming at once  
climate change <sup>upper</sup> - EVERYTHING!
- evacuation routes - emergency exits & access
- canal quality - maintaining navigable waters
- Political dynamics, funding changes
- storms to dunes & beach access
- Wind farms in ocean



Traffic Management  
is NOT  
Transportation  
Mobility and  
access problems  
will increase

Aging Full-  
Time Population  
No Support  
from Town

Disaster Plan  
has been to  
beach houses  
and boats  
but not the  
beach

## Storms (Threats)

- Tents on the beach impact on viewshed
- Beach replenishment \$\$\$
- Growing Sussex County population
- Environmental risks: climate change, storms, flooding, canal quality/maintaining navigable waters
- Evacuation routes, and emergency exits/access, and town response
- Aging full-time population

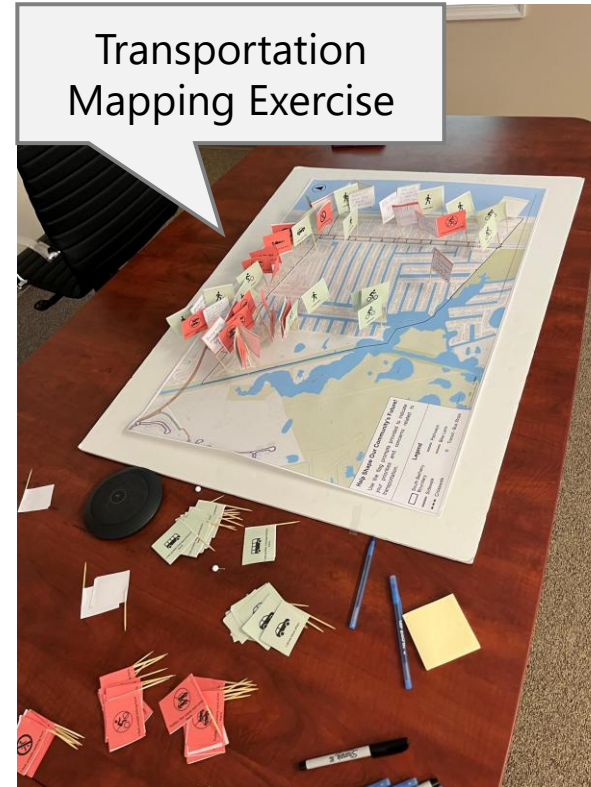
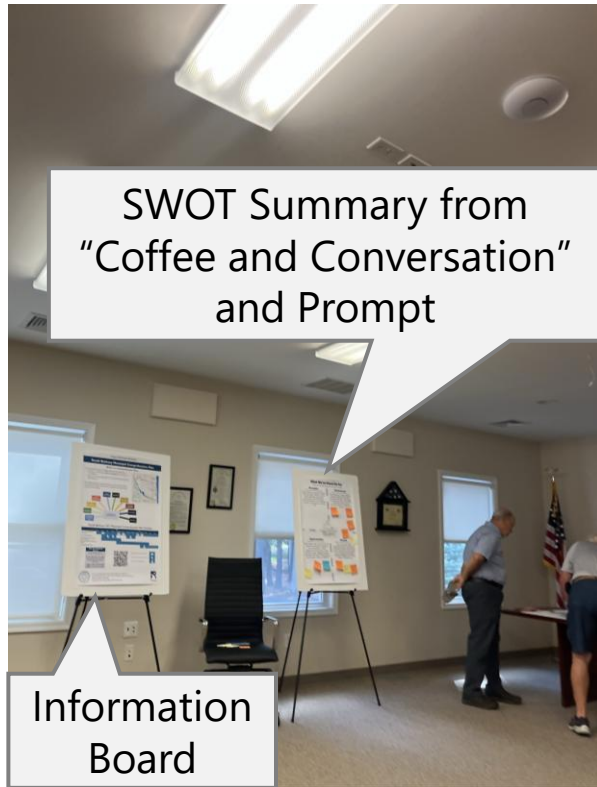
# Open House Public Workshop

- Setting: Town Hall
- Date: Thursday, August 6<sup>th</sup>
- Time: 9:00 AM to 12:00 PM
- Objective:
  - Inform the public about the comprehensive planning process and timeline
  - Discover elements of the community vision and potential strategic issues and goals
  - Capture additional SWOT items



**42 Attendees**

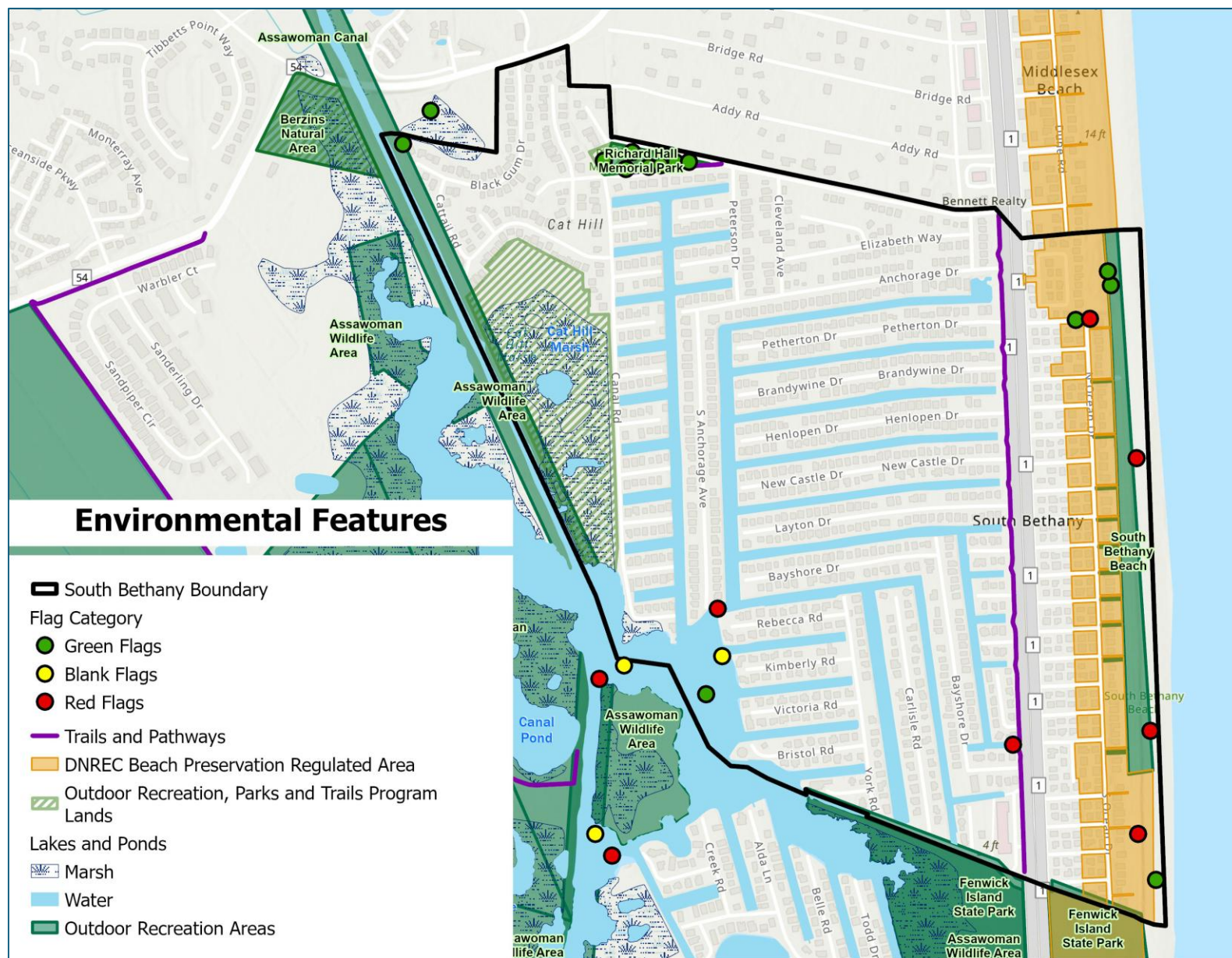
# Open House Public Workshop Components



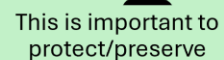
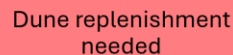
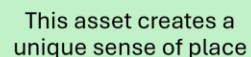
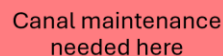
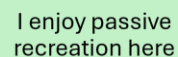
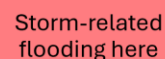
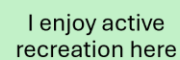
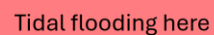
# Environmental Mapping Results – All Flags

## Flag Menu

|                                                                                                                    |                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <br>Tidal flooding here           | <br>I enjoy active recreation here             |
| <br>Storm-related flooding here   | <br>I enjoy passive recreation here            |
| <br>Canal maintenance needed here | <br>This asset creates a unique sense of place |
| <br>Dune replenishment needed   | <br>This is important to protect/preserve    |



# Flag Menu

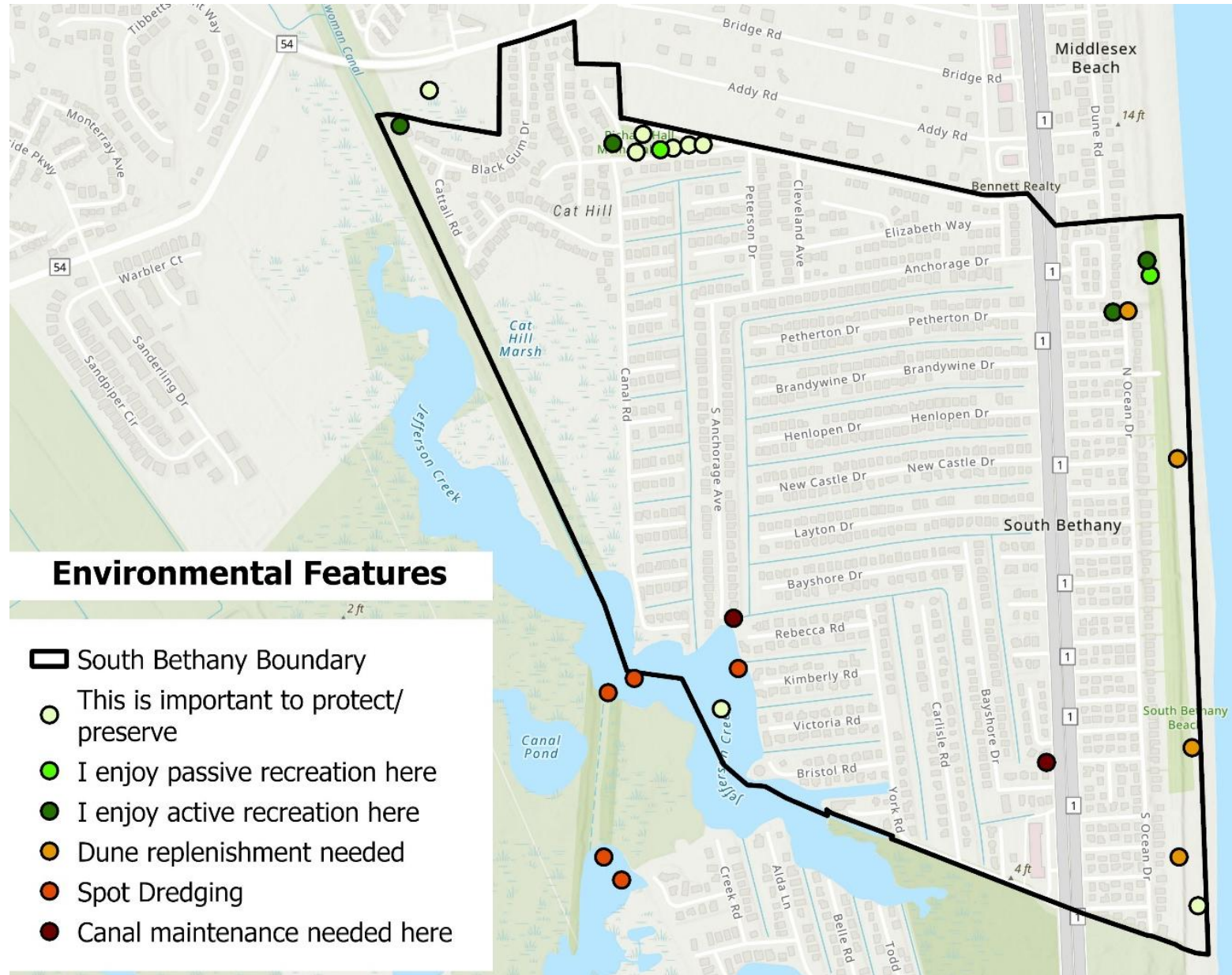


- Storm-related flooding here
- Tidal flooding here
- ▬ South Bethany Boundary

# Environmental Mapping Results – Natural Features

## Flag Menu

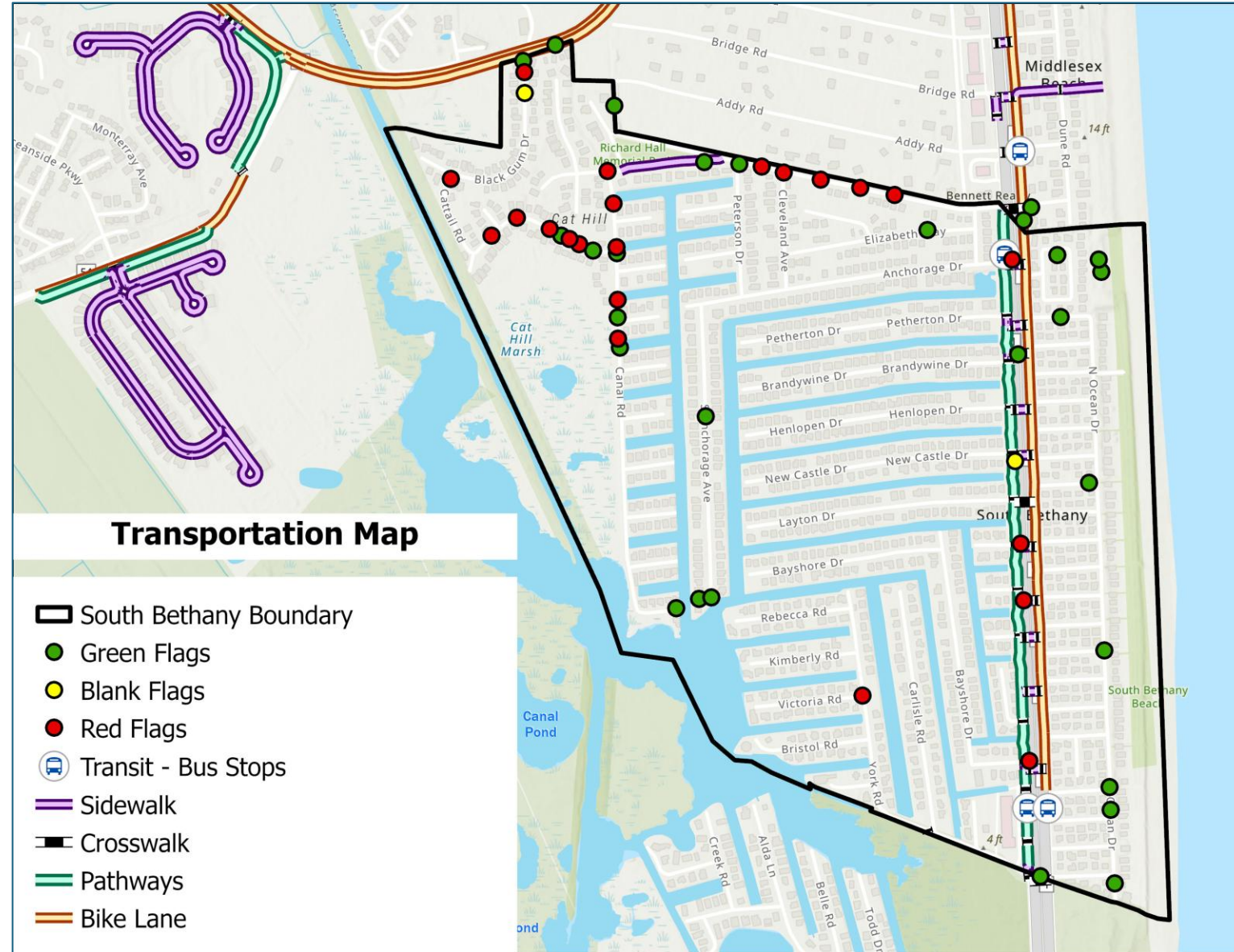
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# Transportation Mapping Results – All Flags

## Flag Menu

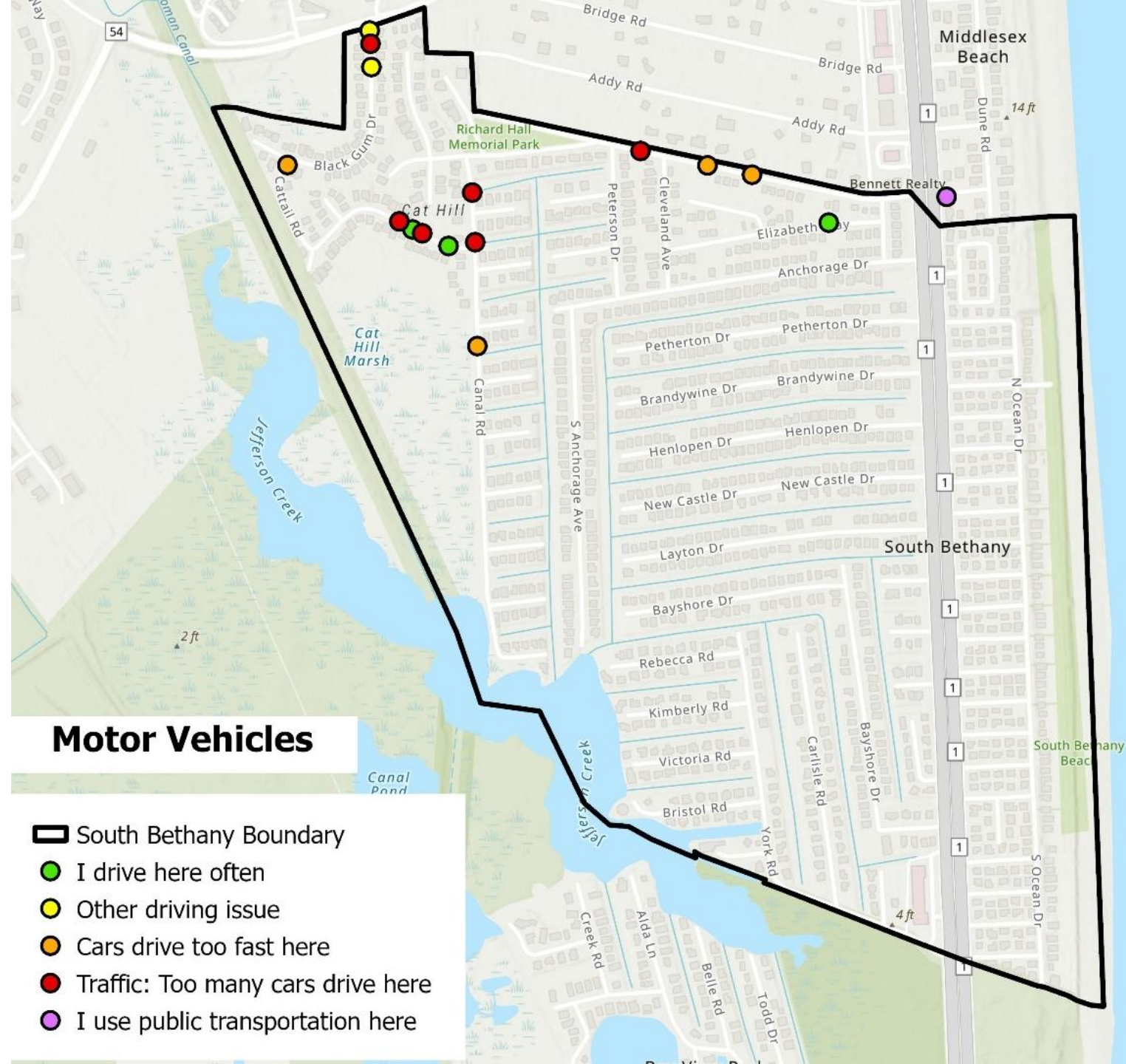
|                                                                                                                         |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <br>I walk here                        | <br>I feel unsafe walking here        |
| <br>I bike here                        | <br>I feel unsafe biking here         |
| <br>I drive here often                 | <br>Traffic: Too many cars drive here |
| <br>I use public transportation here | <br>Cars drive too fast here        |



# Transportation Mapping Results – Motor Vehicles

## Flag Menu

|                                                                                                                         |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <br>I walk here                        | <br>I feel unsafe walking here        |
| <br>I bike here                        | <br>I feel unsafe biking here         |
| <br>I drive here often                 | <br>Traffic: Too many cars drive here |
| <br>I use public transportation here | <br>Cars drive too fast here        |



# Transportation Mapping Mapping Results – Walking and Biking

## Flag Menu

|                                                                                                                         |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <br>I walk here                        | <br>I feel unsafe walking here        |
| <br>I bike here                        | <br>I feel unsafe biking here         |
| <br>I drive here often                 | <br>Traffic: Too many cars drive here |
| <br>I use public transportation here | <br>Cars drive too fast here        |



# Kitchen Table Conversation Themes

Participants expressed **appreciation** for:

- South Bethany's small-town, quiet, and residential character
- Natural features (open space, beach, canals, tree canopy, etc.)
- Family-friendly environment

When asked what South Bethany should look like in the future, most participants said they want the Town to **remain as it is.**

## Conversation Starters

1. What's one way you'd like to be more involved in shaping South Bethany's future?
2. Are there places in South Bethany where you feel especially connected to the community?
3. What should South Bethany look like in 5–10 years?
4. What do you think makes South Bethany a good (or not-so-good) place to raise a family?
5. Do you feel like your voice is heard when it comes to decisions about the community?
6. Flooding has been noted as a key concern/threat to South Bethany. How has this affected your property/neighborhood? What are the lesser known negative consequences of flooding?
7. How do you usually get around town—walking, driving, biking, or something else? Is that how you'd prefer to get around? If not, what limits you?
8. How do you feel about the quantity and quality of recreational activities in South Bethany?
9. What do you love most about living in South Bethany?

# Kitchen Table Conversation Themes

Participants expressed **concern** for:

- Sea level rise and flooding
- Canal maintenance
- Major construction during peak summer months
- Cat Hill neighborhood traffic

Multiple community members stated they do not want South Bethany to become like other beach towns in the area.

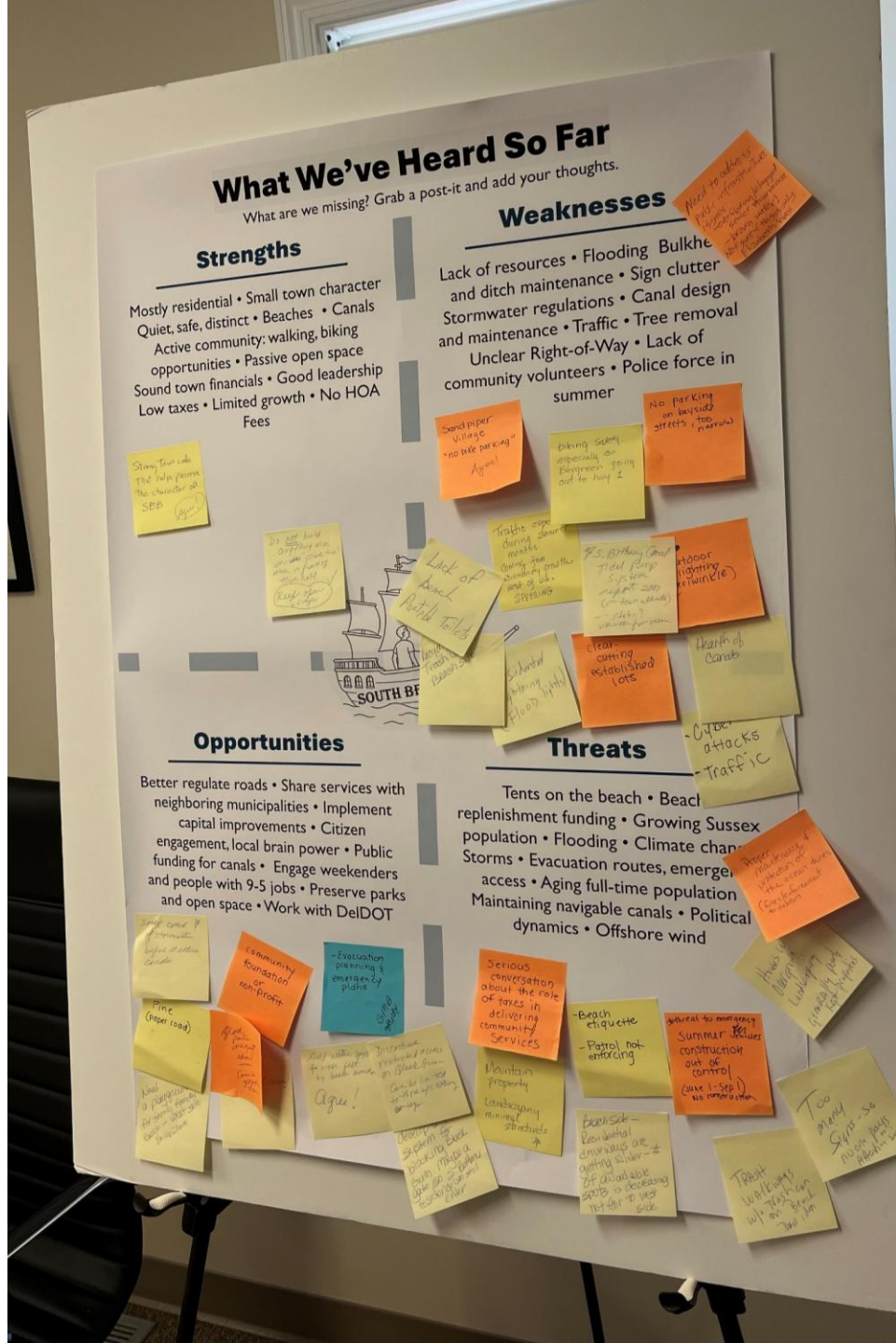
## Conversation Starters

10. What do you want South Bethany to be known for?
11. If you could change one thing about your neighborhood, what would it be?
12. What should never change about South Bethany?
13. How urgent do you feel the threat of sea level rise is to South Bethany? Do you see it as an economic threat to South Bethany and property values in the Town
14. Do you feel South Bethany is lacking any local services or resources?
15. What is one small win that you think South Bethany could implement over the next year to improve the quality of life for residents?
16. How satisfied are you with the overall quality of life within South Bethany?
17. What prevents you from getting more involved in community programs or events?
18. In your opinion, what is the overall quality of the existing housing stock (appearance, cost, property maintenance) in South Bethany?

# SWOT Analysis Results

- Strengths added (2):
  - Strong Town code & open space in front of Town Hall
- Weaknesses added (12):

Public infrastructure, lack of car and bike parking, traffic, lack of beach porta toilets, beachside recycling and trash cans, cyber attacks, lighting (outdoor, residential, and flood lights), clear cutting established lots
- Opportunities added (10):
  - Community foundation, playground, better system for blocking Black Gum traffic, evacuation and emergency planning, block parties
- Threats added (9)
  - Sign clutter, summer construction, poor property maintenance, width of beachside driveways, beach etiquette, lack of trash cans on beach



# Themes Across Public Outreach Events

## Strengths

- Distinct Town Character: Quiet, Safe, Neighborly, Residential
- Beach and Canal Access
- Active and Passive Recreational Opportunities
- Town Services and Management

## Weaknesses

- Vulnerability to Flooding
- Canal and Bulkhead Maintenance
- Limited Bicycle and Pedestrian Facilities
- Lack of Parking Areas, Especially Beachside

# Themes Across Public Outreach Events

## Opportunities

- Emergency Planning, Especially for Flood and Extreme Weather
- Increased Citizen Engagement
- Increased Regional Coordination and Resource Sharing
- Better Ways to Manage Traffic

## Threats

- Flooding/Sea Level Rise
- Bulkhead Condition and Canal Quality/ Navigability
- Growing Sussex County Population
- Extreme Weather
- Funding Sources

# SWOT Analysis → Vision Statement

- SWOT analysis identifies **shared values** among community members.
- The vision statement is informed by those values to establish clear direction and aspirations of the Town.

## Values we've heard so far:

### **Preservation:**

The South Bethany community values preserving its natural resources and distinct character.

### **Resilience:**

The South Bethany community wants to remain resilient to the changing environment.

### **Stewardship:**

South Bethany is invested in protecting its character for future generations.

### **Connection:**

South Bethany is an active community, connected to neighborhood and Town activities.

# Alignment with Planning Documents/Studies



# Previous Studies – Impervious Surfaces

Resilient Community Partnership

## COASTAL MUNICIPALITIES IMPERVIOUS SURFACE COVERAGE TOOLKIT

DECEMBER 31, 2019



KCI TECHNOLOGIES  
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS

"This Coastal Municipalities Impervious Surface Coverage Toolkit presentation was prepared by KCI Technologies Inc. using Federal funds under award NA17NOS4190151 from the Delaware Coastal Management Program (DCMP) and the Office for Coastal Management (OCM), National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of the OCM NOAA or the U.S. Department of Commerce."

AECOM

## Coastal Municipalities Impervious Surface Coverage Report

### A Resilient Community Partnership Project Delaware Coastal Programs

This report was prepared by AECOM using Federal funds under award NA17NOS4190151 from the Delaware Coastal Programs and the Office for Coastal Management (OCM), National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of the OCM NOAA or the U.S. Department of Commerce.

August 2019

AECOM Project No. 60542970

- South Bethany was a part of the Resilient Community Partnership (RCP) for this effort



# Resiliency and Mitigation Planning

AECOM

Town of South Bethany  
York Road  
Flood Mitigation & Design Study

June 23, 2025

2025 Resiliency Planning Initiative

TOWN OF  
South Bethany  
*Sussex County, Delaware*

Prepared by the  
Institute for Public Administration  
[www.ipa.udel.edu](http://www.ipa.udel.edu)

UNIVERSITY OF DELAWARE  
BIDEN SCHOOL OF PUBLIC  
POLICY & ADMINISTRATION

RESILIENCY IMPLEMENTATION PLAN  
Town of South Bethany, Delaware  
March 2023

GEORGE, MILES & BUHR, LLC  
ARCHITECTS/ENGINEERS

George, Miles & Buhr, LLC  
206 West Main Street  
Salisbury, MD 21801

GMB File No. R210275

South Bethany SLR Study:  
Sea Level Rise Scenarios

ANCHOR  
QEA

This presentation was prepared by Anchor QEA for the Town of South Bethany using Federal Funds under award NA14 (NOS 419-01-23) from the Delaware Coastal Programs and the Office for Coastal Management (OCM), National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the authors and do not necessarily reflect the views of the OCM, NOAA or the U.S. Department of Commerce.

August 27, 2015

WETLANDS AND OTHER WATERS OF THE U.S.  
DELINEATION REPORT

YORK ROAD FLOOD MITIGATION PROJECT  
TOWN OF SOUTH BETHANY  
SUSSEX COUNTY, DELAWARE

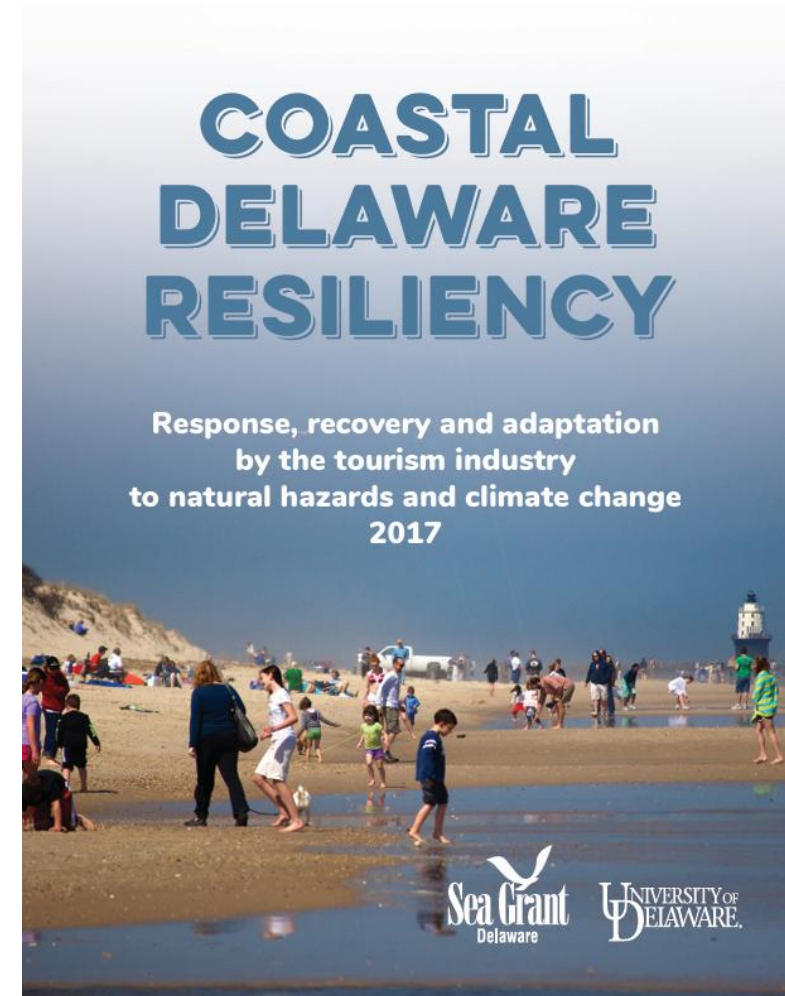
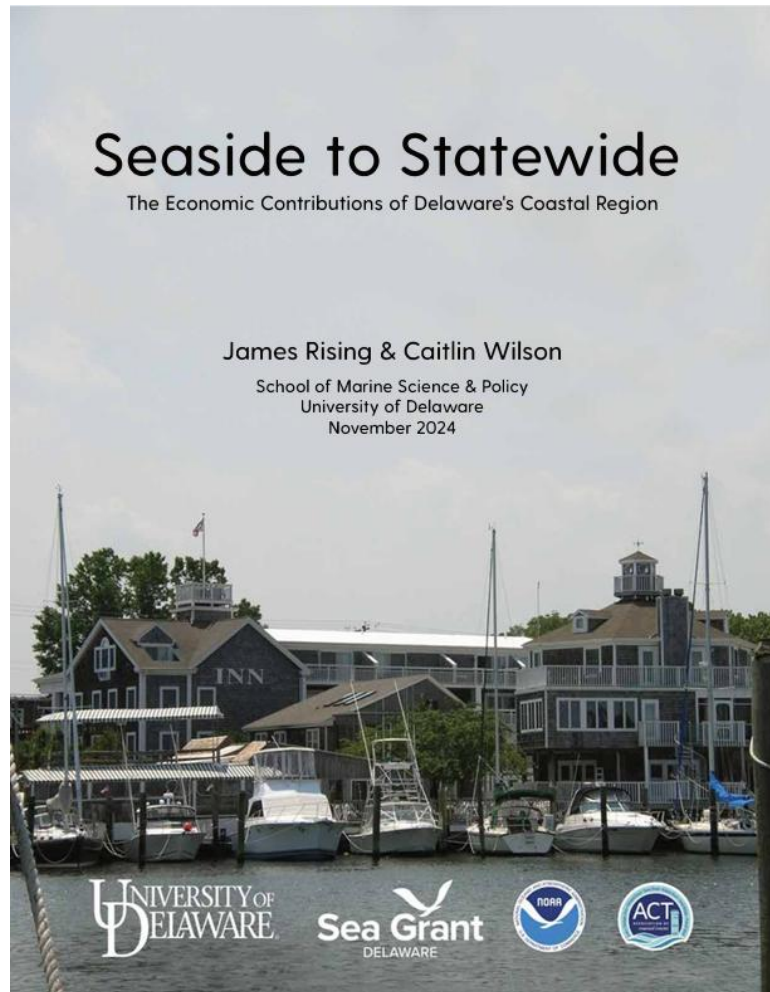
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Conshohocken, Pennsylvania 19428  
AECOM Project No. 60707136

AECOM  
July 2024

Delivering a better world

# Coastal Delaware Reports/Studies



# Previous Comp Plan

- Written in 2016, updated in 2022
- Vision Statement:

"South Bethany is a quiet, single-family, oceanside and bayside community with a network of canals, that provides a safe and welcoming environment for property owners and visitors. The Town is committed to maintaining and enhancing its character and resources, both natural and man-made. The residents enjoy a quality of life that fosters pride in ownership and encourages families to remain for generations. Through sound government, South Bethany seeks to preserve and improve its unique character to ensure it remains *"The Best Little Beach in Delaware."*



**Town of South Bethany  
Delaware**

**2016  
COMPREHENSIVE PLAN  
(CP)**

# PLUS Comments

- OPSC:
  - Encourages Planning Commission to reach out to State agencies for technical assistance and to involve residents as much as possible.
  - Reminder of SB 237's requirement for municipalities with >2,000 people to address climate change. ***Not required*** for South Bethany, but encouraged.
- DSHA - Raised the following concerns:
  - Limiting housing options to single-family prohibits many residents from living in the community and exacerbates housing challenges facing many residents working in the costal resort economy.
  - They are concerned it can be interpreted as a policy to exclude low-income populations, particularly racial and ethnic minorities, from the Town.

# PLUS Comments - Continued

- DelDOT - Suggests the following actions:
  - Manage conflicts between through traffic and local traffic using SR-1.
  - Continue to promote bicycling and walking within the Town, reducing traffic.
  - Manage traffic growth/patterns outside of SR-1.
    - Manage “cut through traffic” in the Cat Hill neighborhood, while recognizing the need for Kent Avenue traffic to access SR-1 in the area.
  - Improve environmental resiliency of the local transportation system (Resiliency Implementation Plan)
  - Use Complete Streets and context-sensitive design principles in any street improvement project or site plan.
  - The 2025 TOMP identified no hot spots within South Bethany.

# PLUS Comments - Continued

- DNREC – Provide an update on the following:
  - Canal water quality goals and actions since 2022 to improve water quality
  - Dredging of the Assawoman Canal as it relates to access between Town canals and state waters.
  - Beach replenishment activities since 2022
  - Progress towards 2016 goals for sea-level rise, storm surge, and flood risk adaptation strategies.
  - Studies or reports that have been commissioned by the Town related for flooding, storm surge, or sea level rise.
  - Findings and any implemented solutions of the 2022 study that proposes solutions to address stormwater and nuisance flooding throughout the Town.

# PLUS Comments - Continued

- DNREC – Provide an update on the following:
  - Any changes to the ability for South Bethany residents to evacuate or future evacuation needs.
  - Bicycle & Pedestrian Safety Committee and any activities the Town has undertaken to improve the bicycle and pedestrian safety since 2022.
  - Results of the traffic calming measures and effects of those measures on the bicycle and pedestrian safety.

# PLUS Comments - Continued

- DNREC – New sections to be added:
  - **Subsection 1e. Air Quality**
    - Encourage contractors to utilize the cleanest available diesel technologies and implement anti-idling practices.
    - Encourage dredging contractors to minimize track-out onto roadways and ensure proper handling of dredged materials to minimize exposure to particulates.
    - If dredging is scheduled during peak beach season and if the dredge material is hauled by truck, it is recommended that the town encourage contractors to haul dredge material during hours of lower traffic volume to limit the potential for idling on nearby roadways.
    - Limit idling of motorized watercraft. This could be supported by signage along the canals.
    - If asbestos-containing materials are identified and will be disturbed during renovation or demolition activities, removal must be conducted by a licensed asbestos contractor in accordance with applicable state and federal regulations.
  - **Subsection 2k. Sustainable Operations:**
    - Provide an update on progress toward this goal and include a paragraph on activities the Town has undertaken related to sustainable operations.

# PLUS Comments - Continued

- DNREC – Potential strategies to consider:
  1. Continue to work with DRNEC to maintain and repair dune crossings as needed and prepare to DNREC's diminishing capacity to conduct this work.
  2. Include most recent forecast data for precipitation and sea level rise, as reported in *Delaware 2025 Climate Change Projections Report*.
  3. Consider providing incentives for property owners to plant native species of appropriately sized trees in areas along streets and away from the canals.
  4. Consider posting on the Town's website a design guide for residents to reference for selecting appropriately sized trees.

# PLUS Comments - Continued

- DNREC – Additional reminders/content to include:
  - Include a statement that the Town participates in the National Flood Insurance Program, as well as the federal Community Rating System Program. Include a summary of the Town's floodplain regulations and explain how the Town's floodplain management practices exceed the minimum NFIP requirements.
  - Any major changes to floodplain requirements or allowances in local ordinances/local code must be approved by FEMA prior to adoption.
  - Contact DNREC's Floodplain Management program within the Shoreline and Waterway Management Section prior to adopting any changes to the Town's floodplain regulations.
  - Include a summary of South Bethany's position on installing electric vehicle charging stations for areas that have a public or semi-public character.
  - Be sure the Town of South Bethany's building code reflects Delaware's requirements for electric vehicle infrastructure for all residential dwellings

# Looking Ahead



# Upcoming Dates

- **October Planning Commission Meeting: Date TBD?**
  - Defining the vision
  - Document layout and major themes
  - Goals for the next 10 – 20 years
- **November/December Virtual Public Engagement**
  - Feedback on priorities and goals

