



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

April 8, 2004

Mr. Lawrence Roy
McGinnis Commercial Real Estate
555 East Lookerman Street
Dover, DE 19901

RE: PLUS review – PLUS 2004-03-01; George Burke

Dear Mr. Roy:

Thank you for meeting with State agency planners on March 24, 2004 to discuss the proposed rezoning of 1.6 acres located at 5321 North DuPont Highway, near Cheswold from I-G to B-G for the purpose of opening a farm equipment sales business. According to the information received, your client does not intend to demolish or construct any new structures on the property.

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 developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as Kent County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.

This office has received the following comments from State agencies:

State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685

Cheswold has a potential historic district that has been determined eligible for listing in the National Register of Historic Places. This property is not located in the potential district; however the district does begin just behind the property. SHPO asks that if there are any physical changes to the property's structures in the future, that the owner and the Town consider its relation to the potential historic district.

Public Service Commission - Contact Kevin Neilson 739-4247

Property is within current CPCN territory granted to Tidewater Utilities. Applicant is not required to connect to Tidewater for needs, providing DNREC does not require it.

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Department of Transportation – Contact: Bill Brockenbrough 760-2109

DelDOT's only comment is that the developer's engineer should coordinate with their Subdivision Manager, Mr. George Shaw, to determine what will be required regarding the proposed site entrance. Because the proposed use is different from the last use of the site, the applicant will need to obtain a new entrance permit. It may be that the existing entrance can be used without changes, but that must be determined. Mr. Shaw may be reached at (302) 760-2261.

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 and title.

Constance C. Holland, AICP

Director

CC: Kent County