



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

December 13, 2011

Mr. William Schaubert  
18 N. Springview Dr.  
Dover, De 19901

RE: PLUS review – 2011-11-01; Schaubert Property

Dear Mr. Schaubert:

Thank you for meeting with State agency planners on November 23, 2011 to discuss the proposed rezoning of 4.8 acres located at 949 Horsepond Road from IL to BG for an unknown commercial use. According to the application there are currently three buildings on the site and no additional buildings are planned at this time.

The rezoning of this property is at the discretion of Kent County Levy Court. Should the Levy Court ultimately choose to grant this rezoning request, a comprehensive plan amendment must be adopted prior to or concurrently with the zoning change. This rezoning is located in Investment Levels 1 and 3 according to the *State Strategies for Policies and Spending*. Investment Levels 1 and 3 reflect areas where growth is anticipated by local, county, and State plans. State investments will support growth in these areas. Our office has no objections to the proposed rezoning of this parcel in accordance with the relevant County codes and ordinances.

While the State has no objections regarding the rezoning; we remind the applicant that if the site plan changes in the future, there could be additional comments from DelDOT and DNREC regarding a Traffic Impact Study, wetlands issues, dewatering points and stormwater management.

We would like to note that the information provided indicates that the City of Dover will provide water to the proposed projects through a public water system. DNREC files reflect that the City of Dover does not currently hold a Certificate of Public Convenience and Necessity (CPCN) to provide public water in these areas. They will need to file an application for a CPCN with the Public Service Commission, if they have not done so already. Information on CPCN requirements and applications can be obtained by contacting the Public Service Commission at 302-736-7547. Should an on-site public well be needed, a minimum isolation distance of 150 feet is required between the well and any potential source of contamination, such as a septic tank and sewage disposal area, and at least 150 feet from the outermost boundaries of the project.

The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any wells.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

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 typed name and title.

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

CC: Kent County