



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

February 22, 2012

Mr. Tom Wilkes
Town of Townsend
P.O. Box 223
Townsend, DE 19734

RE: 2012-01-01; Town of Townsend Comprehensive Plan Amendment

Dear Mr. Wilkes:

Thank you for meeting with State agency planners on January 25, 2012 to discuss the proposed Town of Townsend draft comprehensive plan amendment to revise Map & to show parcel 1-1401601007 as a future commercial planned parcel. From the information we received, the owners are currently seeking annexation of this parcel into the Town of Townsend and hope to keep the parcel zoned commercial if annexed.

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.

No comments or objections were received from State agencies regarding the comprehensive plan amendment.

DelDOT has noted, however, that if the rezoning is approved and future development is planned, the entrance and parking lot design of the existing business on this parcel do not meet current DelDOT standards. While the existing business may continue to operate there indefinitely, the building owner and the Town should be aware that if the business were to close, a new entrance and parking lot design, meeting current standards, would be necessary. DelDOT cannot guarantee that a similar business would be able to reopen there.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include a revised version of the Future Land Use Map as well as any text that is necessary to amend the comprehensive plan and describe the change.

Thank you for the opportunity to review this comprehensive plan amendment. 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
Office of State Planning Coordination Director

CC: New Castle County