



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

September 25, 2014

Ms. Janet Vinc  
Town of Smyrna  
27 South Market Street Plaza  
PO Box 307  
Smyrna, DE 19977

RE: PLUS 2014-08-09, Smyrna Comprehensive Plan Amendment

Dear Ms. Vinc,

Thank you for meeting with State agency planners on August 27, 2014 to discuss the proposed draft comprehensive plan amendment for the Town of Smyrna. According to the application, the Town desires to amend the existing comprehensive plan to clarify regulations in the Residential Land Use Plan.

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.

***Recommendations:*** Our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact David Edgell 739-3090

- The Delaware Code indicates that the text and maps of municipal comprehensive plans have the “force of law” and no development may occur except as in accordance with the plan. Therefore it is very important that there be harmony between a local government’s comprehensive plan and the ordinances that implement it. This comprehensive plan text amendment clarifies the intentions of the residential future land use section in the plan in order to allow the plan’s goals and vision to be implemented effectively. Our office has no objections to the proposed text amendment. As you can see below, no other agencies had any comments on this text amendment.

PLUS review – 2014-08-09

Page 2 of 2

Once the amendment is voted on by Planning and Zoning and/or Town Council, please forward a copy of the decision regarding the amendment to this office for our files. Thank you for the opportunity to review this 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 on a white background.

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

CC: Kent County  
New Castle County