



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

November 21, 2014

Mr. Max Walton  
Connolly Gallagher LLP  
267 E. Main Street  
Newark, DE 19711

RE: PLUS 2014-10-02, Bellefonte Comprehensive Plan Amendment

Dear Mr. Walton,

Thank you for meeting with State agency planners on October 22, 2014 to discuss the proposed Comprehensive Plan Amendment for the Town of Bellefonte. According to the application, the Town desires to amend the existing comprehensive plan to permit the rezoning of a certain parcel from R1 to MX2.

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 Herb Inden 739-3090

- The OSPC has no objection to this amendment.

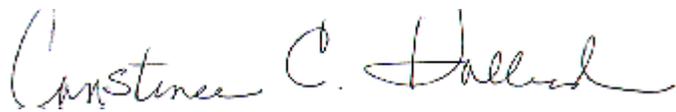
Department of Transportation – Contact Bill Brockenbrough 760-2109

- While DelDOT has no regulations or code requirements relative to the subject plan amendment it does maintain both Philadelphia Pike (US Route 13 Business) and the section of Schoolhouse Lane (Maintenance No. 100590) on which the subject land fronts. Consequently the proposed expansion of the business at 728 Philadelphia Pike will require DelDOT review and approval of both a site plan and an entrance plan and any work in the right-of-way will require a permit. Some guidance is available on the website at <http://www.deldot.gov/information/business/#> under Subdivisions, but DelDOT recommends

that the applicant contact our Subdivision Manager for this part of New Castle County, Mr. Kevin Hickman, at (302) 760-2461, to discuss what their next steps should be if the comprehensive plan amendment and rezoning are approved.

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 dark ink and is positioned above the typed name and title.

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

CC: Town of Bellefonte