

Brian Lilly
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October 17, 2016

State of Delaware
Executive Department
Office of State Planning Coordination

RE: Response to the Plus review 2016-07-01 ; Lilly Property

To the Office of State Planning:

Thank you for meeting with me to discuss the proposed plans for my property.

I understand that there are some concerns with the proposed rezoning. The State, through the Strategies for State Policies and Spending has mentioned that the rezoning will result in commercial use of an investment level 4 area. The property is already zoned IL (Limited Industrial) which permits the manufacture and sale of products as well as other uses. I would think that using the property in that way would result in a greater impact in all areas of the State's concerns. As manufacturing and sales of a product would likely result in trucking in raw material and trucking out of the finished products. IL also allows a retail display to be set up for customers to see the products that are manufactured. Depending on the situation this could easily result in higher traffic and heavier trucks than the light commercial use I would anticipate in BN (Neighborhood Business).

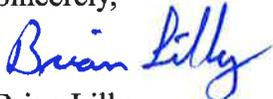
I am not asking for any new development to take place since the existing building is adequate for the proposed use, so I would not foresee any new environmental impact, or change in the rural character of the surrounding area.

Deldot has noted that the existing site access may be acceptable for the proposed use. That would be my hope, and I would also hope to qualify for a letter of No Contention from that agency.

The previous owners of the property have used it for cabinet manufacturing and sales shop, and it was also used for general retail sales for approximately 8 years. Since I have owned the property, it has been used for agricultural supplies and sales. I only seek to continue using the property in a similar manner as it has been used since the building was constructed. For this reason, to me, the zoning of BN (Neighborhood Business) would seem to fit the previous uses, as well as the future proposed use of General Retail Sales. Country/General Stores have been part of the rural landscape since the Colonial Period.

Thank you for your consideration of this proposal.

Sincerely,



Brian Lilly