STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

July 22, 2026

Councilman David Carter
New Castle County Government Center
87 Reads Way
New Castle, DE 19720

RE: PLUS review – 2026-06-02 NCC Ord 26-053 Rezoning

Dear Councilman,

Thank you for meeting with State agency planners on July 1st, 2026 to discuss the proposed ordinance 26-053 to rezone part of TP 13-007.00-038 from S (Suburban) to I (Industrial) and to amend the Comprehensive Plans Future Land Use Map by changing the land use classification from Residential to Business Flex to be consistent.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. The comments below reflect only issues that are the responsibility of the agencies that were represented at the meeting. **Any further development will need to comply with any Federal, State, and local regulations regarding this property. As new Castle County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Office of State Planning Coordination – Contact: Samantha Bulkilvish 302-739-3090

This project is located in a Level 2 investment area, which is consistent with the 2025 Strategies for State Policies and Spending. It is also located in the Southern New Castle County TID.

Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Because development in Level 2 is consistent with the 2025 Strategies for State Policies and Spending, the Office of State Planning Coordination supports this **rezoning and corresponding Comprehensive Plan Amendment to the Future Land Use Map.**

Department of Transportation – Contact Stephen Bayer 302-760-4834

- DelDOT has no objection to the ordinance as proposed. As discussed in the PLUS meeting the parcels addressed by the ordinance is within the Southern New Castle Transportation Improvement District and an agreement is already in place. As this

parcel is developed there should be coordination between DelDOT, New Castle County, and WILMAPCO to ensure that the status of the parcel is consistent with the Southern New Castle County Growth Area Land Use and Transportation Plan.

- DelDOT reviews project proposals submitted through the Preliminary Land Use Service to ensure they are compatible with nearby public-use airports. As part of this process, DelDOT evaluates land use and development to help protect public safety and support safe and efficient aircraft operations to preserve the long-term economic viability of the airport. Based on our review, the proposed rezoning project falls within areas defined by FAR Part 77 Imaginary Surface, specifically the horizontal surface associated with Summit Aviation Airport. The objective of the horizontal surface is to maintain long-term airport operational flexibility while accommodating community growth. This area should be considered in land use planning to ensure appropriate development heights, maintain community safety and quality of life, and support long-term compatibility between surrounding land uses and airport operations.

For additional information regarding this determination and its implications for planning and development, please contact the DelDOT Aeronautics program at DelDOT_Aeronautics@delaware.gov or (302) 760-2214.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

- DNREC reviewers have no comments or concerns with the proposed rezoning.

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

- DEMA has no objections to rezoning or comprehensive plan changes.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- The Delaware SHPO has no concerns with the rezoning itself. Our Office commends the applicant for the plan to install visual and wind breaks around the parcel, as Boyd's Corner has many historic properties that could benefit from the barrier.

Delaware Department of Agriculture – Contact Milton Melendez 302 698-4534

- No comment regarding this project.

Delaware State Fire Marshall's Office – Contact Duane Fox 739-4394

- This Agency has no objection and submits no comments for projects that involve only zoning or rezoning issues

Once a decision has been reached on this proposed ordinance, please forward a copy of the final ordinance and adopting resolution to the Office of State Planning Coordination for our records.

Thank you for the opportunity to review this ordinance. If you have any questions, please contact me at 302-739-3090.

Sincerely,



David L. Edgell, AICP
Director, Office of State Planning Coordination