PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 20, 2026 9:37 AM

PLUS ID: 2026-06-02

State Strategy Level: 2

PLUS Application Type - Rezoning

Title: 101 CIP CT, 416 AND 420 BOYDS CORNER ROAD
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
NCC Ord. 26-053. REZONE PART OF TAX PARCEL 13-007.00-038 (101 CIP CT, 416 AND 420 BOYDS CORNER ROAD), FROM SUBURBAN (S) TO INDUSTRIAL (I) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1300700038

Project Location: 101 CIP CT, 416 AND 420 BOYDS CORNER ROAD

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Alec Davis
87 Reads Way
New Castle, DE 19720
Phone: 302-395-5436
Email: Alec.Davis@newcastlede.gov
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? No

Phone:
Email:
Fax:

Please designate a Primary Contact for this Project/Application.
Owner

Section III: Project Details

Project Area (Acres): **5.85**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **Industrial and Suburban**
Proposed Zoning for this project: **Industrial**

Land Use Information

Present Use for this project area: **Light Industry**
Proposed Use for this project: **Light Industry**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Commercial Development Information

Type of Commercial:
Type of Industrial: **Warehouse**
Institution Type:
Total Square footage: **50,000**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Unknown**
Who is the Water Service Provider:
Will a new public well be located at this site? **Unknown**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Unknown**
Who is the Wastewater Service Provider:
Will a new public wastewater system be located at this site?
Unknown

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)
Unknown
Existing Forest (acres)
Will any forest be removed? (Y/N)
Estimated Removed Forest (acres)

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Unknown

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Unknown

Open Space Details

Is there Open Space proposed for this project? **Unknown**
Estimated acres of Open Space proposed:

What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
Unknown
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Unknown**
Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
N/A

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Unknown	Unknown	Unknown
Type existing			
Proposed to add?	Unknown	Unknown	

Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Prime Sponsor(s): Mr. Carter
Date of introduction: May 12, 2026

ORDINANCE NO. 26-053

REVISE ZONING MAP: ST GEORGES HUNDRED, SOUTHEASTERLY CORNER OF BOYDS CORNER ROAD AND THE CONRAIL LINE; REZONE PART OF TAX PARCEL 13-007.00-038 (101 CIP CT, 416 AND 420 BOYDS CORNER ROAD), FROM SUBURBAN (S) TO INDUSTRIAL (I) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH.

(The purpose of this County Council Initiated Rezoning and amendment to the 2022 Comprehensive Development Plan is to rezone part of tax parcel 13-007.00-038 (0.65 acres) from S to I, and Future Land Use Map from Residential to Business Flex.

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of St. George's Hundred, is hereby amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated April 29, 2026, as set forth therein.

Section 2. The 2022 Comprehensive Development Plan Update for New Castle County, as shown amended, is hereby further amended, by changing the land use designation shown on Exhibit "E" dated April 29, 2026, as set forth herein, so as to make such land consistent with the amendment of the zoning map, as per Section 1 above.

Section 3. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 Del. C. § 1156.

Adopted by County Council of
New Castle County on:

_____
Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

_____
Marcus A. Henry
County Executive
New Castle County

SYNOPSIS: Same as Title.

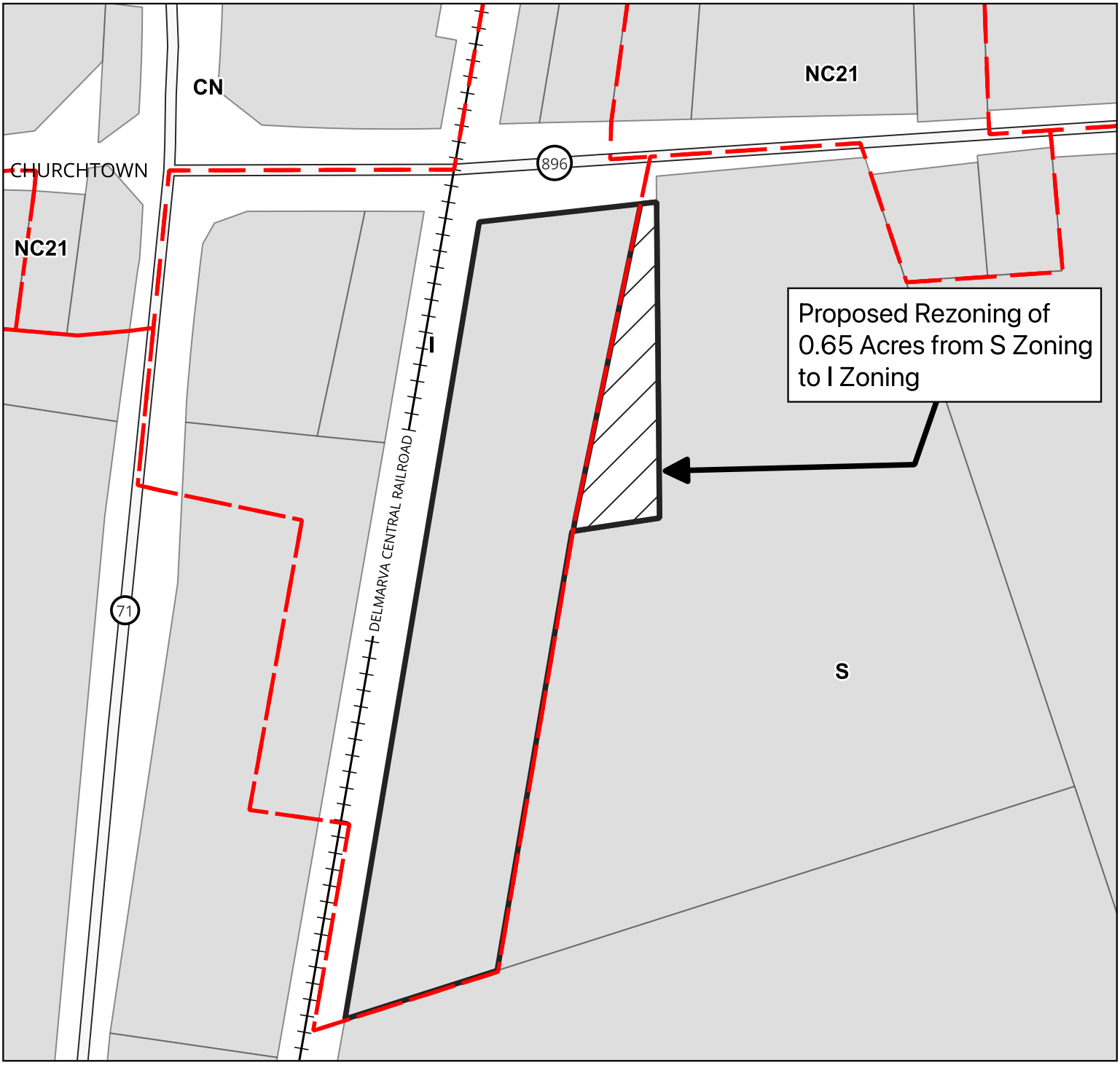
FISCAL NOTE: None.

PROPERTY MAP

EXHIBIT A
ZONING ORDINANCE AS INTRODUCED

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: SUBURBAN (S) to INDUSTRIAL (I)

APPLICATION NO. 2026-_____-Z
TAX PARCEL NO: 13-007.00-038



HUNDRED: ST GEORGES HUNDRED
NEW CASTLE COUNTY, DELAWARE

N

PERMANENT ORDINANCE NO. 26-053
Date Adopted by County Council:
Date Approved by County Executive:

Scale: 1:2255
Prepared by: Matthew Rogers

Date: 4/29/2026

APPLICATION NO. 2026-_____-Z
TAX PARCEL NO: 13-007.00-038

HUNDRED: ST GEORGES HUNDRED
NEW CASTLE COUNTY, DELAWARE

EXHIBIT E

Amendment to the 2022 Comprehensive Development Plan Future Land Use Map



- Business Flex
- Type 1 - Commercial Corridor Development
- Type 2 - Employment-Based Corridor Development
- Manufacturing
- Community Development Areas
- Hamlets and Villages
- Residential
- Residential Developed
- Resource Preservation

N

PERMANENT ORDINANCE NO. 26- 053
Date Adopted by County Council:
Date Approved by County Executive:

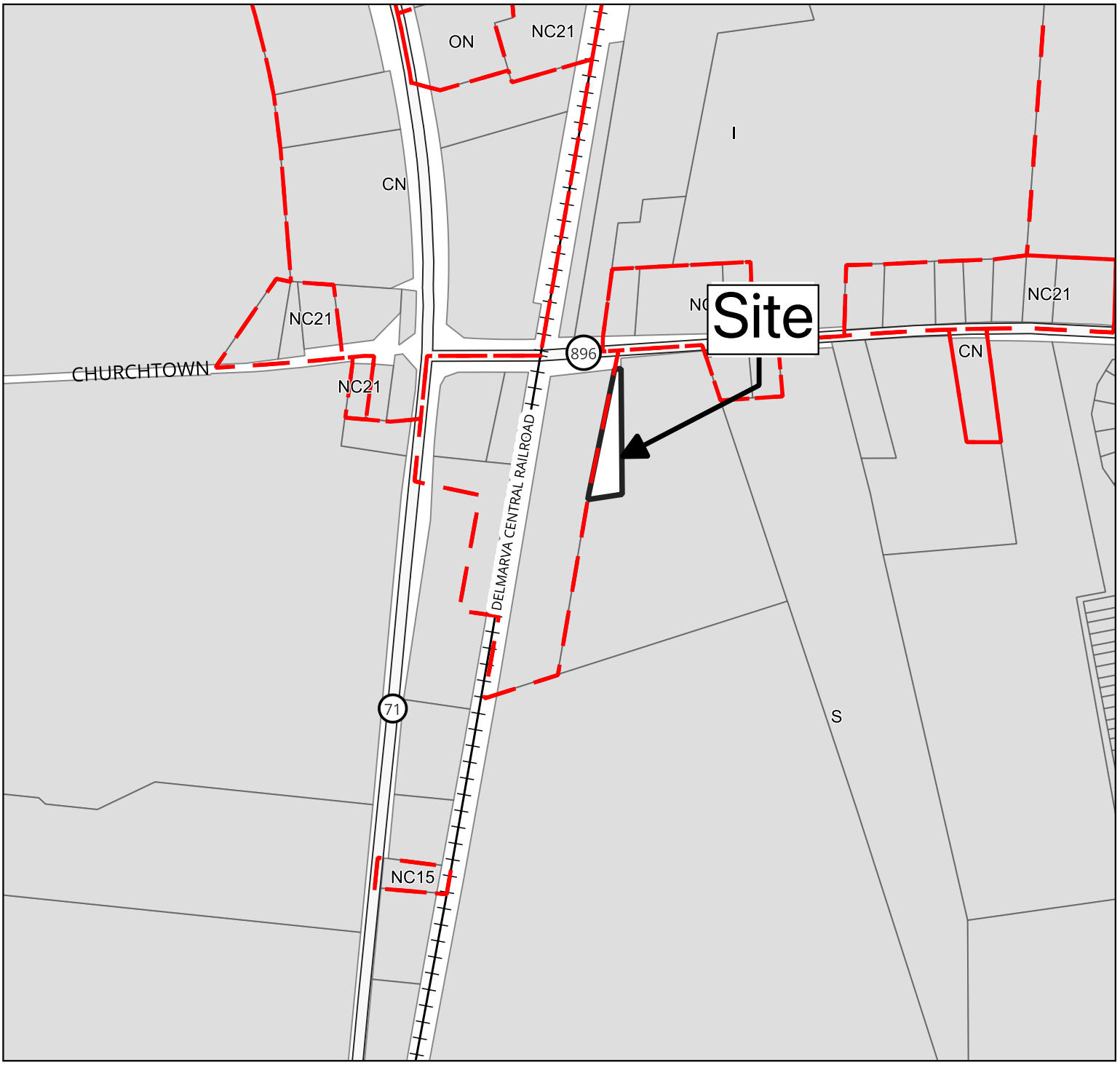
Scale: 1:5655
Prepared by: Matthew Rogers
Date: 4/29/2026

PROPERTY MAP

EXHIBIT L
ZONING ORDINANCE AS INTRODUCED

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: SUBURBAN (S) to INDUSTRIAL (I)

APPLICATION NO. 2026-_____-Z
TAX PARCEL NO: 13-007.00-038



HUNDRED: ST GEORGES HUNDRED
NEW CASTLE COUNTY, DELAWARE

N

PERMANENT ORDINANCE NO. 26-053

Scale: 1:5660
Prepared by: Matthew Rogers

Date Adopted by County Council:
Date Approved by County Executive:

Date: 4/29/2026