



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

July 7, 2014

Mr. Ken Bieri
New Castle County
87 Read's Way
New Castle, DE 19720

RE: PLUS review 2014-06-02, Ordinance 14-xxx

Dear Mr. Bieri,

Thank you for meeting with State agency planners on June 25, 2014 to discuss the proposed Ordinance 14-xxx to permit light industrial uses in the EX zoning district.

Please note that changes to the Ordinance, 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/Additional Information

Department of Transportation – Contact Bill Brockenbrough 760-2109

- In Section 40.02.243, DelDOT suggests that the word order in the second sentence be changed to improve clarity. Specifically, for clarity it should read “High intensity recreation uses and light industry uses may be permitted contemporaneous with or following the extractive use.”

Department of Natural Resources and Environmental Control – Contact Bahareh Van Boekhold 735-3495

• **Source Water Protection**

The proposed ordinance will allow additional land use activities (i.e., light industrial) in areas where extraction has been the principal land use. By their nature, extraction areas are often classified as areas of excellent ground water recharge potential because of the volume of sands and gravels. The County should adhere to the protections afforded by the Unified Development Code to areas of excellent ground water recharge potential.

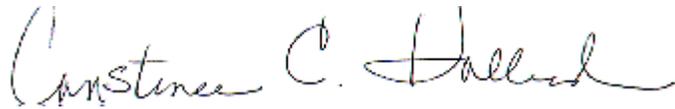
Delaware Economic Development Office-Contact Jeff Stone 672-6849

- DEDO would support this change as an opportunity to open up more land for more desirable uses as defined in the Unified Development Code.

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Once the ordinance is voted on by Council, please forward a copy of the decision to this office for our files. Thank you for the opportunity to review this ordinance. 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 and is positioned above the typed name.

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