

Jermaine Hatton, Mayor
Cindy Cook, Councilwoman
Lorraine Gorman, Councilwoman
John Ness, Councilman
Rudolph Sutton, Jr., Councilman



Dawson Green, Town Manager
Azure DeShields, Finance Officer
Cathy Beaver, Town Clerk
Owen Hyne, Town Engineer
Fred Townsend, III, Town Attorney

July 29, 2014

Constance C. Holland, Director
Office of State Planning Coordination
122 Martin Luther King Blvd. South
Dover, DE 19901

RE: PLUS Review 2014-04-02, Comprehensive Plan Amendment

Dear Ms. Holland:

Thank you and members of the PLUS committee for your review and comments on Townsend's 2014 Amendment to the 2010 Comprehensive Plan.

We are disappointed that your office cannot support our comprehensive plan amendment. As our plan introduction stated, we want to create opportunities for employment by identifying areas for commercial and industrial development. Most parcels within Townsend's boundaries and identified in the 2010 plan for annexation are not suitable for commercial and industrial development because they are already developed, recently subdivided (although perhaps not yet developed), too small for non-residential development, or not located along a major road.

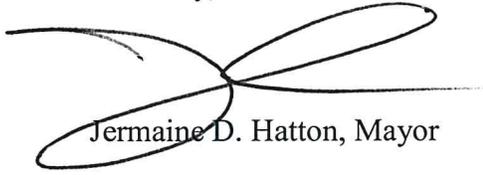
We are also disappointed that New Castle County is not supportive of our plan amendment. As we pointed out on page 6 of the Plan Amendment, I met with Special Services Division staff, Eileen Fogerty and George Haggerty of the Land Use Department, and twice with County Executive Gordon between December 9, 2013 and March 5, 2014 before our plan amendment was submitted for PLUS review on April 1, 2014. The purpose for these meetings was to make county officials aware of our plans. We expected more guidance from these meetings prior to expending the town's funds and staff time to prepare the plan amendment.

Moving forward, we request that OSPC assist the town in facilitating a meeting with New Castle County to discuss the 2001 sewer agreement between the county and the town to assess our current sewage flow, allowable future capacity, and the potential for future development activities under the provisions of the current agreement. Included in this discussion would also be a review of each parcel that was proposed for annexation in this amendment to ascertain if the county would accept annexation of any of these parcels by the town.

We appreciate the comments and suggestions from the State Office of Historic and Cultural Affairs and the Departments of Transportation, Natural Resources and Environmental Control, and Agriculture. Their comments will prove invaluable should these annexations become feasible in the future, and we anticipate calling on staff from these departments for additional review and comment.

Once again, thank you for your comments on our plan amendment. We look forward to working with you next year as we undertake our five-year review of the 2010 plan.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a horizontal line extending to the right, positioned above the printed name.

Jermaine D. Hatton, Mayor