

**County Comprehensive Plan
Annual Report**

Name of County: New Castle

Date of Plan Certification: June 11, 2012

Date of Report: July 1, 2021

Annual Report contents (below) as taken from, *Delaware Code, Title 9, Chapters 26, 49, 69 § 2658, 4958, 6958. Evaluation and appraisal of comprehensive plan (d):*

The New Castle County Department of Land Use has been transforming into a more proactive, strategic agency, through the re-establishment of a comprehensive planning unit within the Department, which had not existed for roughly 20 years. The Department is focused to support strong and vibrant communities by promoting economic investment, job growth and commercial revitalization while preserving important County resources such as scenic byways, waterways and open space. The Department’s initiatives aligning with our comprehensive plan over the last year are highlighted below, as well as in the accompanying “Department of Land Use 2020 Annual Report” and “NCC @ 2050” report.

1. *Please state your accomplishments in implementing your comprehensive plan over the last year. These accomplishments may be used in the annual report to the Governor.*

County Response (listed under I – X for clarity/reference). Note: many of the following accomplishments are featured in more detail in the “Department of Land Use 2020 Annual Report”:

I. Creating initiatives and opportunities for economic development

A. ***Community Area Master Plans (CAMPS)*** - The Department recognizes that the County is large and diverse and that a more community-based fine-grained planning approach is necessary to meet the needs of different areas. The Department, in conjunction with agency partners, community stakeholders and member, developed Community Area Master Plans (CAMPS) for North Claymont, Route 9, Concord Pike (Route 202), and Southern New Castle County. The CAMPs will be incorporated into the existing 2012 Comprehensive Plan once adopted by County Council. Ordinance No. 21-036 was recently introduced in March 2021 for that purpose.

a. ***North Claymont Master Plan*** - New Castle County partnered with WILMAPCO to co-manage this study, which comprises an area of vacant former steel mill lands and underutilized commercial properties that present unique opportunities for economic redevelopment given the direct access to an enviable host of transportation options. Notably, the study takes advantage of a newly relocated SEPTA commuter rail station and DART/SEPTA bus transfer hub, as well as a proposed grid of multi-modal streets that have the potential to induce and support high-end walkable, mixed-use development. Other participants include DelDOT, Claymont Renaissance Development Corporation, Delaware Transit Corporation (DART), the Delaware Office of State Planning Coordination, DNREC and

the Delaware Economic Development Office. The Final Report was issued in January 2017 and is available on WILMAPCO's website. During 2019, steps toward plan implementation have been taken. The Department has developed a Comprehensive Plan Community Master Plan element for incorporation of the North Claymont Community Master Plan and is currently in the process of evaluating the UDC zoning categories to determine how best to develop zoning categories to implement the North Claymont Master Plan.

- b. ***Route 9 Corridor Master Plan*** – This study, led by NCC partner WILMAPCO, identified reinvestment and redevelopment strategies for Route 9, particularly in the 3-mile stretch of corridor between the City of Wilmington and City of New Castle boundaries. Key focus areas include promoting mixed-use and mixed-income redevelopment and examination of land uses and potential zoning adjustments and transportation improvements. New Castle County completed construction and opened the Route 9 Library and Innovation Center along the corridor in September 2017 as a key component for redevelopment efforts. The Final Master Plan was issued in May 2017 and is available on WILMAPCO's website, and New Castle County continues to participate in the Route 9 Monitoring Committee to help guide and fulfill the recommendations of the study. The Route 9 Community Master Plan will also be incorporated into the Comprehensive.. The Department is also evaluating zoning for how best to provide zoning to implement the Route 9 Community Master Plan.
- c. ***US 202 Corridor Land Use and Transportation Study*** - This study, led by NCC partner WILMAPCO, began with a market assessment for U.S. 202/Concord Pike and its immediate environs as an initial step to help inform a future Master Plan process. An assessment of existing conditions, trends and future market dynamics was undertaken to determine the strength of the market for office, retail and residential uses. Findings included a need for development diversity and a demand for multifamily housing in a mixed-use setting. WILMAPCO is responsible for administering the Master Plan development project, which started in Spring 2018. The development of the US 202 Corridor Master Plan has been led by WILMAPCO, DelDOT, and the NCC Department of Land Use. Four visioning workshops for the Concord Pike (US 202) Corridor Master Plan Study have been held through April 2020, and the final plan was completed in fall 2020.
- d. ***Southern New Castle County Master Plan*** - This master plan process, initiated in 2018, was undertaken collaboratively by WILMAPCO, the NCC Department of Land Use, DelDOT, and key stakeholders. The Master Plan builds on the work of previous plans, including the 2009 Infrastructure Master Plan and the 2003 Local Road Plan, and will help guide development and transportation decisions in one of New Castle County's fastest growing areas for decades to come. Consultant selection was completed in June 2018 and staff team and public kickoff meetings were held during the fall. Several visioning public workshops were also held in early 2019. In November 2019, the first draft report was released for public review. The full

transportation analysis was completed in June 2020 and the final plan was complete in the fall of 2020.

- B. **Jobs Now** – Jobs Now is an initiative for job-rich projects that are ready to build. The process establishes submission and review deadlines necessary to get projects under construction and built as soon as possible while maintaining a quality review. This process provides certainty and accelerated regulatory plan review to non-residential projects that are committed to bringing new or expanded employment opportunities to New Castle County. Recordation time is generally reduced by 50% or more when the Jobs Now process is employed. To date over 11,000 permanent jobs are expected once projects are fully constructed, in addition to the several thousand seasonal construction jobs.
- C. **Temporary Outdoor Sales** - As a result of unprecedented economic uncertainty in the retail, restaurant, and service sectors stemming from COVID-19 related indoor seating limitations, the Department proposed to amend county regulations to remove certain business restrictions in an effort to aid local businesses in recovery efforts. These included: (1) Allowing Temporary Outdoor Sales to occur more frequently than 4 times per year; (2) Extending the permit for those sales from 7 to 30 consecutive days and; (3) Permitting outdoor seating in right-of-way areas with the Delaware Department of Transportation’s permission. These [efforts](#) helped local businesses stay afloat during the COVID-19 pandemic.
- D. **Mezzanine Gross Floor Area (GFA)** - The Department championed amending the Unified Development Code to not include the square footage of mezzanine Gross Floor Area in site capacity calculations for warehousing storage facilities. The objective of the amendment was to better utilize mezzanine space as storage capacity inside the footprint of warehouses, enabling the more efficient use of heavy retail and industrial lands. While mezzanine GFA is no longer included in site capacity calculations, mezzanine space is still used for calculating required parking and permitting fees.
- E. **Churchmans Crossing Plan Update** - The Department of Land Use, WILMAPCO and DelDOT and are in the midst of an update to the 1997 Churchman’s Crossing Plan. The current [Churchman’s Crossing Plan Update](#) will include new recommendations on transportation improvements, land use strategies, and transportation demand management strategies. It is also expected to include recommendations for application of a Transportation Improvement District or Complete Community Enterprise District. This update is expected to be complete in late 2021.
- F. **Governor Printz Boulevard** - The purpose of the study was to improve multimodal mobility, safety, and travel choices while supporting sustainable economic development and enhanced neighborhood vitality. The study identified and assessed the feasibility of multimodal transportation projects that will accommodate current and future transportation and land use needs, including roadway, transit, and nonmotorized travel including the East Coast Greenway. The study was completed in December 2020.
- G. **Newport Transportation Study** - The Department served in an advisory capacity for this study. Finalized in December 2020, this study examined the impacts that new development will have on the Town of Newport and the surrounding area. The

study analyzed the challenges, concerns, and opportunities available to create a more walkable, bikeable, and transit friendly town.

II. Proactively working to preserve and enhance existing communities

- A. ***Vacant Property Reduction Strategy/Adoption of 2018 International Property Maintenance Code (IPMC)*** - designed to help stabilize existing communities by identifying vacant properties that represent blight and community degradation and promote rehabilitation and occupancy of these premises. Legislation was adopted in 2017 to enhance this effort and place an emphasis on transforming vacant properties into value for the communities affected by this national crisis, and dozens of formerly abandoned properties have since been rehabilitated and their neighborhoods stabilized. In 2019, twenty-eight properties were taken to sheriff's sale and \$1.42 million was collected in back taxes, code enforcement fees, and other charges that can be redeployed for necessary county programs. When the program was developed in 2017 there were around 1,350 vacant properties. As of December 2020, vacant properties have been reduced to 626. The County also adopted the 2018 IPMC in December 2018, which is designed to preserve the health, safety and welfare of the public in the built environment to meet or exceed public health and safety goals.
- B. ***National Flood Insurance Program (NFIP) Community Rating System (CRS) Achievement*** - The County's CRS application, initiated in 2018, is managed by the Department's Engineering Section and the County's Office of Emergency Management. The County was able to achieve a score of 6 which provides a 20% reduction in flood insurance rates to community members in 2019 and 2020, and as property owners renewed their annual flood insurance policies. In contrast, in 2018 the score was an eight (8), which provided only a 10% discount. Besides the benefit of reduced insurance rates, CRS floodplain management activities protect the environment, reduce damages to property and public infrastructure, and enhance public safety efforts.
- C. ***Building code and active/ongoing pursuit of accreditation*** – The County continues to work to update Department policies to document operational best practices and ensure consistent implementation of departmental expectations, including quality audits and performance review times. Implement State adopted Plumbing and Mechanical codes to align enforcement with other regulatory agencies.
- D. ***Community Area Master Plans (CAMPs)*** - The Department recognizes that the County is large and diverse and that a more community-based fine-grained planning approach is necessary to meet the needs of different areas. The Department, in conjunction with agency partners, community stakeholders and member, developed Community Area Master Plans for North Claymont, Route 9, Concord Pike (Route 202), and Southern New Castle County (details of these plans can be found above in Part I.A). The CAMPs will be incorporated into the existing 2012 Comprehensive Plan once adopted by County Council. Ordinance No. 21-036 was recently introduced in March 2021 for that purpose.

- E. ***Limiting Landfill Height*** - This legislation was prompted by a permit request to increase the height of the Minquadale landfill located over an aquifer that is a source of public drinking water. Although landfills are regulated by the Delaware Department of Natural Resources & Environmental Control, this legislation put in place additional County protections to prevent hazardous environmental impacts on the community and to protect the quality of life of the nearby residents and workforce.
- F. ***Environmental Justice/Social Justice/Hazard Mitigation Comprehensive Plan Elements Ordinance*** – Ordinance No. 20-101 was adopted by County Council in the Fall of 2020. This legislation requires that a Social Justice, Environmental Justice, and Hazard Mitigation element be explicitly included in the Comprehensive Plan. The 2022 Comprehensive Plan, which is currently in development will be the first Comprehensive Plan to include these elements.

III. Working with stakeholders to preserve environmental, scenic and historic assets

- A. ***Protection Strategy for Scenic Byways, Watersheds, and Village Areas*** – This effort primarily focuses on the Brandywine Valley National Scenic Byway, Red Clay Valley Scenic Byway, and Harriet Tubman Underground Railroad Byway and methods to protect and enhance the intrinsic qualities and unique characteristics of byway areas. The Department has coordinated with a working group of interested stakeholders to explore the establishment of a new overlay zoning district that encourages protection of scenic and historic resources through conservation design and context-sensitive development. The Department also continues ongoing collaboration with Byway Management Committees.
- B. ***Historic Preservation Legislation*** - The Department recently updated code provisions dealing with historic preservation. Ordinance 20-071, known as the Comprehensive Historic Update, included modernized language in Chapter 6 (Building Code) and Chapter 40 (Unified Development Code). The legislation included clarification of the Historic Review Board process and restructuring of Article 15 of the Unified Development Code (“Historic Resources”) to ensure the existing code functioned with existing departmental processes. Additionally, the new legislation expanded the existing incentives for Historic overlay zoning such as expanded adaptive reuse provisions and historic preservation bonuses in land development plans. Finally, the ordinance addressed the topic of demolition by neglect through the inclusion of language requiring annual inspections of Historic overlay properties and the rezoning of historic resources on major land development plans.
- C. ***GreeNCC Initiatives*** - GreeNCC is a countywide program established to improve the environment and the quality of life for county residents by enacting policies, practices and legislation to: Enhance water and air quality; Encourage healthy and eco-friendly lifestyles; Conserve and protect local habitats; Promote smart growth; and reduce harmful emissions by promoting renewables and improving energy efficiency. In 2019, as part of this initiative, legislation to limit the height of landfills (Ordinance 19-046) and a moratorium on use septic systems for major land development were passed by County Council. In 2020 County Council passed legislation (Substitute No. 4 to Ordinance 19-078)

extending the moratorium on the use of septic systems but added a provision to sunset the ordinance in August 2021. This was to provide time to complete the Southern New Castle County Community Area Master Plan and to provide a trial period for the ordinance. This plan is now complete, and the Administration is proposing to eliminate the sunset provision, thereby making the legislation permanent. Legislation addressing community open space, afforestation/forest conservation, and drainage/stormwater also progressed during 2020.

- D. **Open space added through record plan approval** - In 2020, an additional 237.09 acres of private open space were permanently added in New Castle County through the record plan approval process.

Annual Open Space Acreage

Projects Recorded From:

Year	Project #	Work	Recorded	Public	Private
<u>Recorded</u>	<u>Project Name</u>	<u>Type</u>	<u>Date</u>	<u>Open Space</u>	<u>Open Space</u>
2020	20160130	D-REZN	08/27/2020	0	12.01
	VALLEY GROVE				
2020	20160233	D-MAJ	07/21/2020	25.42	0
	BLACKSTON COVE				
2020	20160461	D-MAJ	09/16/2020	0	136
	DELAWARE NATIONAL				
2020	20160491	D-REZN	07/30/2020	59.1	0
	RESERVE AT CAVALIERS COUNTRY CLUB				
2020	20160558	D-MAJ	08/27/2020	0	49.18
	THE CASCADES				
2020	20170539	D-MAJ	08/27/2020	0	0
	MIDDLETOWN VETERINARY HOSPITAL				
2020	20180399	D-REZN	05/19/2020	0	0
	LIDL				
2020	20180513	D-REZN	05/27/2020	0	0
	650 CHURCHMANS ROAD - FORMERLY 100 PICCARD				
2020	20180674	D-REZN	10/21/2020	0	0
	LAGRANGE CENTER				
2020	20180733	D-MAJ	10/21/2020	0	39.9
	TRADITIONS AT WHITEHALL				
2020	20190266	D-MAJ	03/13/2020	0	0
	BARLEY MILL PLAZA				
2020	20190357	D-MAJ	07/30/2020	0	0
	SAFSTOR CHAPMAN ROAD				
Totals for: 2020		Projects: 12		84.52	237.09
Report Totals:		Projects: 12		84.52	237.09

IV. Increasing opportunities for stakeholders and citizens to be involved in land use processes and to stay informed

- A. Continued and enhanced the consistent and comprehensive public notification of plans through weekly notices in the News Journal and County website, an enhanced online Land Development Activity Map, and social media posts. With the Pandemic limiting the ability to perform in-office duties and in-person public meetings, the Department has expanded its online and virtual services. The Department has been able to perform daily functions remotely, as well as process permits, land development plans, and conduct public meetings virtually. The virtual environment has allowed the Department to reach new people who we may not have otherwise attend public meetings. (also see section V. A-C)
- B. Comprehensive participation in area plans and corridor studies, as well as public information workshops regarding potential changes to the Unified Development Code and other Land Use initiatives.
- C. Continued to create new opportunities for interested stakeholders and the public to stay informed via email and text messaging through multiple notification options, such as email news flashes, online calendars and agendas; also “Resident Toolbox” feature for access to the many tools and resources available online.
- D. The Land Preservation Task Force was formed in August 2019 to examine key land preservation questions. The Task Force presented its findings and final recommendations in November 2020. One of the final recommendations was for New Castle County to establish both an Agricultural Preservation Committee and an Open Space Committee, which were established via County Council ordinance in January 2021.
- E. The Housing Advisory Board is responsible for reviewing and providing comments on affordable housing programs for low-income households, with an emphasis on promoting fair housing choices and increased housing opportunities throughout New Castle County.
- F. The New Castle County Youth Planning Board (YPB) was developed with support from community partners including the University of Delaware, Network Delaware, and the Delaware Chapter of the American Planning Association. The YPB is the first of its kind in Delaware and is designed to educate youth in important planning processes and apply their perspective to the comprehensive planning process. There were twenty-two (22) participants in the 2020 -2021 class between the ages of 14-22. One of the initial activities of the YPB was to explore the Growing Better Places Game, a development scenario board game that helps residents, students, and other stakeholders discuss and understand the dynamics of growth, development, infrastructure, and community amenities and tradeoffs involved in related real-world decision making. The 2021-2022 class is currently being formed and will begin in late summer.
- G. Residents may earn their Citizen Planner Certificate by completing [Planning 101](#). Planning 101 is a series of free online courses developed in partnership with the University of Delaware that discusses why planning matters, explores the importance of comprehensive planning, and helps to explain the planning process. After completing the online courses, participants will receive a Citizen Planner Certificate from New Castle County. In 2020, eighteen (18) residents earned their certificate. This resource educates community members, helping them to effectively engage in the planning process.

V. Consistently utilizing new technology and resources to improve efficiency and effectiveness

- A. ***Improved Website and New Features*** – the Dept. of Land Use updated and improved its 80-plus web pages in 2018 as part of the County’s website renovation by creating a fresh homepage and revised menu structure that includes numerous advantages for its partner agencies and the public, including easier navigation, increased transparency, and multiple user-friendly enhancements such as the “Resident Toolbox” noted above. In addition a new standalone website dedicated to the upcoming Comprehensive Plan Update process, “NCC@2050.” NCC@2050 was launched on June 24, 2020 and is now accessible as part of the New Castle County Website: <https://www.nccde.org/2054/NCC2050-The-Comprehensive-Plan>
- B. ***Virtual Inspections*** – allows our building inspectors to remotely view a construction site using free applications such as Skype and FaceTime to perform inspections, which saves time and money through reduced travel, etc. Over 600 virtual inspections have been completed since the process’ inception in 2017.
- C. ***Online/Virtual Expansion*** -- We continue to improve our [Land Use online application submissions](#) for the Planning and Engineering Sections. This feature will allow design professionals to submit new Land Development projects and post-recordation submissions electronically using the Department’s eServices portal. This allows Land Use staff to review the submissions in a timelier manner thus saving significant time in the plan review process. Specifically, during the COVID-19 pandemic we have made nearly all of our services available online, including regularly scheduled public hearings such as Planning Board or Board of Adjustment, and ongoing public engagement for NCC@2050, in addition to the traditional postal mail, fax, email, or telephone interactions

VI. Continuing to maintain an inventory of available land for industrial and other non-residential uses

Zoning districts lost and gained – we continue to monitor existing zoning classifications to ensure land is available for a broad range of uses. A total of 419.01 total acres were rezoned in the calendar year 2020. There was a decrease in non-residentially zoned land in 2020 with 176 acres of CR zoned land being rezoned to SR.

The chart below shows the total acres lost and gained by zoning district overall for UDC rezonings from 1998 through December 31, 2020.

Zoning Districts Lost and Gained (Acres) UDC Rezonings (1998 through December 31, 2020) Total Acres Rezoned - 3,130.44 acres*														
Zoning Districts	To NC	To SR	To SE	To S	To ST	To ON	To OR	To CN	To CR	To BP	To I	To HI	LOSS	To (H) Historic Overlay
From NC				3.55	421.66	20.23		39.77	23.98				509.19	18.53
From SR				2.29	1.65	5.32					35.78		45.04	
From SE				12.01									12.01	5.42
From S					1441.44	24.01		61.47	180.99				1707.91	86.97
From ST											0.62		0.62	
From ON								3.53					3.53	0.85
From OR					79.11				31.93				111.04	1.09
From CN					0.14	0.96							1.10	1.38
From CR		176.21			12.23			0.21			56.49	51.01	296.15	1.10
From BP					31.74				104.95				136.69	
From I				6.60	122.41		22.64	1.48	154.03				307.16	
From HI													0.00	
GAIN	0.00	176.21	0.00	24.45	2110.38	50.52	22.64	106.46	495.88	0.00	92.89	51.01	3130.44	115.34
Net Gain (-Loss)	-509.19	131.17	-12.01	-1683.46	2109.76	46.99	-88.40	105.36	199.73	-136.69	-214.27	51.01	0.00	

* Note: Does not include acres zoned H (Historic Overlay) and does not include 785.15 acres zoned HT (Hometown Overlay) Zoning District. The Hometown Overlays include Claymont, Claymont Addition, Hockessin, Centerville and Saint Georges. Also does not include previously approved rezonings or Barley Mill Plaza.

VII. Working to sustain a sufficient supply of housing for residents regardless of income level

Workforce Neighborhood Housing Program – in monitoring the former Workforce Housing Program, we observed that our goals were not being met in regard to low and moderate-income households. New legislation adopted in December 2014, requires moderately priced housing in all major residential subdivisions with rezoning or variance applications to increase density. Since its adoption, the program has resulted in 301 occupied workforce housing units with additional units still being built.

Housing Advisory Board, Collaboration across Departments – The Housing Advisory Board is a nine-member board responsible for reviewing and providing comments on affordable housing programs for very low and low-income households, with an emphasis on promoting fair housing choices and increased housing opportunities throughout New Castle County. The board administers the Housing Trust Fund and published a recommendation report in early 2021. The County’s Department of Community Services also continues to administer affordable housing programs (e.g. CDBG, housing choice vouchers program, Neighborhood Stabilization program) and is collaborating with the Land Use Department on addressing recommendations in the Analysis of Impediments to Fair Housing Choice.

VIII. Continuing to support agriculture as a viable industry

A. Farmers Markets - New Castle County sponsors Farmers markets at three County locations to support local farmers. These seasonal farmers markets are offered at

Carousel and Glasgow Parks, as well as at the Bellevue Farmers Market behind the Bellevue Community Center throughout the summer months.

- B. **Farmland Preservation** - 119.92 acres of additional acreage was added to the County farmland preservation program in 2020, the program remains a viable option for those who wish to continue to use their land for agriculture, and New Castle County has funds earmarked in the 2020 – 2025 Capital Program for farmland preservation and open space initiatives. The Land Preservation Taskforce issued a report in the fall of 2020 and subsequent efforts are underway to implement the recommendations of the Taskforce.

IX. Process Efficiency

Process Efficiency - We continue to improve upon our process with an emphasis on both efficiency and effectiveness. As a result, our review times make up less than a quarter of the total amount devoted to bringing projects to recordation for rezonings, major and minor land development plans and resubdivision plans.

Summaries of Recorded Plans
Average Calendar Days From Receipt to Recorded

Recorded Plans Received From 1/1/2020 To 12/31/2020

Plan Type	No. Plans	Avg Days	Avg Days	% Days	Total Avg Days	Avg Days	Avg Days	Avg Days	Avg Exploratory	Avg Preliminary	Avg Record	
		Developer	County	County		County	County	County				County
		Had Plan	Had Plan	Had Plan		Exploratory	Preliminary	Record				
		Stage	Stage	Stage		Stage	Stage	Stage				
MIN	16	233	55	18	308	26	29	18	207	117	55	
- OTHER	7	111	49	28	177	33	26	3	124	87	12	
RSUB	14	121	40	22	182	24	19	15	97	110	43	

Total Plans: 37

We have also identified several factors that contribute to development plans being processed more efficiently, including encouraging ownership to participate, writing out schedules, not missing public information deadlines, and establishing a collaborative review team with our external review agencies for applicants and the Department that sets goals, benchmarks, and deadlines for the review process.

- 2. **List the major problems of development, physical deterioration and the location of land uses and the social and economic effects of such uses in the area.**

County Response:

- Vacant properties continue to be a focused concern to growth in New Castle County. Progress has been made through State and County legislation and internal processes towards a long-term solution, including the Vacant Spaces to Livable Places program and Neighborhood Stabilization Program.
- Residents in a variety of locations have expressed concerns about the impact of pre-existing environmental conditions. This has arisen in discussions about development

along Route 9, where zoning, roads and infrastructure have encroached over the years to create unhealthy and unsafe communities. A representative for the Department regularly attends the Route 9 Monitoring Committee meeting, which is coordinated by WILMAPCO and meets monthly. The mission of the Monitoring Committee is to oversee the implementation of the Route 9 Master Plan, including the issues mentioned above. The Coastal Zone in Claymont and other previous industrial locations throughout the County are actively involved in improvements, although environmental conditions and the cost of clean-up will remain a focus for redevelopment well into the future.

3. *List the condition of each element in the comprehensive plan at the time of adoption and at date of report.*

County Response:

Future Land Use

- The current land use map includes sufficient land for development and redevelopment to support the projected population and employment in New Castle County.
- County code regulations and approved revenues should be sufficient to support the maintenance and expansion of necessary facilities and infrastructure to support projected population and employment increases.

Mobility and Transportation

- Each development application is reviewed and monitored by New Castle County planners and our partner State and Federal review agencies.
- DART, SEPTA and Amtrak continue to operate mass transit systems in New Castle County, and improvements to the Newark and Claymont train station are underway.
- Non-motorized facilities have expanded since the 2012 plan with the implementation of numerous sidepath, multi-use trail, and other walking and bicycling facilities, including the Jack Markell Trail and Michael Castle Trail. The County's bike master plan was finished in 2020.
- The planned return of commercial passenger air service in New Castle County was delayed because of the pandemic, but service began in early 2021.

Water and Sewer

- Sewer capacity is continually monitored by the NCC Department of Public Works to ensure that adequate public sanitary sewer services are available to support the development activity in New Castle County.
- Water utility companies regulated by the Delaware Public Service Commission that provide public water service to New Castle County are:
 - Artesian Water Company, Inc.
 - Tidewater Utilities, Inc.
 - Suez (formerly United Water of Delaware)

The latest report of the Water Supply Coordinating Council addressing Southern New Castle County (2019) indicates that sufficient water supply continues to be available and is projected to amply supply water into the future.

Conservation and Natural Resources

- New Castle County’s Unified Development Code (UDC) ensures that all proposed development within the County comply with regulations governing environmental features, such as:

Coastal Zones	Riparian Buffer Areas
Critical Natural Areas	State Wetlands
Drainage	Surface Water
FEMA Flood Zones	Topography
Forests	Water Resources
National Wetlands	Watersheds

Historic Preservation

- Each development application is currently reviewed by a Historic Preservation Planner.
- Recently enacted legislation has created mechanisms to reduce the potential for demolition by neglect of historic structures.

Housing

- The variety of housing types in new construction has increased in the last few years, with a greater number of multifamily apartments and twin/townhouses being built (avg. 468 units/yr. from 2017-2019). However, while the total number of permits for single-family homes detached, multifamily apartments, and twin/townhomes in 2020 (1,073 permits) did not change significantly from the 2019 average (1,061 permits), the number of multifamily apartments and twin/townhouses decreased to 344 units in 2020 (avg. 468 units/yr. from 2017-2019). Correspondingly, the number of single-family detached increased in 2020 to 590 units (avg. 573 units/yr. from 2017-2019).
- Since the inception of the Accessory Dwelling Unit legislation in 2007, a total of 301 ADU permits have been issued, 14 of which were issued in 2020.

Economic Development

- Adoption of the Economic Empowerment District zoning is another option to encourage the growth and development of job-rich businesses
- Finalization of Community Master Plans for areas such as Route 202, Route 9, North Claymont, and Southern New Castle County will aid in redeveloping and maximizing the potential for these historically vibrant non-residential areas. (see section I)
- Some recent development projects with potential positive economic impact have been initiated or completed, including the following: Avenue North, Delaware Logistics Park, Logistics center at I-95 Wilmington, Christiana Care, Dot Foods, and Incyte.

Community Design

- We continue to work with Claymont, Hockessin and Centreville Design Review Advisory Committees (DRACs) as they review development and redevelopment proposals within their overlay areas. North St. Georges has been inactive but is working to reestablish their DRAC.

- Guiding Principles that apply to the design review process for new plans have been adopted and help to ensure that design components are available as part of the review process.
- Site Design guidelines were also adopted to incorporate best practices in site and landscape design.

Inter-Governmental Coordination

- New Castle County participates in routine and regular meetings with DeIDOT, WILMAPCO, DNREC, the State Fire Marshall’s Office, and municipalities on issues of joint concern.
- The implementation of ePlans (electronic plan review) has provided an opportunity for all County and State agencies to review submissions concurrently and to contribute to thorough and timely reviews for applicants in the land use process.

Intra-Governmental Coordination

- ePlans is being utilized by all County departments contributing to the review of plans and permits.
- The following boards and committees, populated by members of the public, make decisions or recommendations to the Department and/or County Council regarding a variety of land use issues:
 - Board of Adjustment
 - Historic Review Board
 - License Inspection Review Board
 - Planning Board
 - Resource Protection Area Technical Advisory Committee
 - Claymont Renaissance Design Review Advisory Committee
 - Hockessin Village Design Review Advisory Committee
 - North Saint Georges Design Review Advisory Committee

4. List the comprehensive plan objectives as compared with actual results at date of report.

County Response:

The County is in the process of its countywide, 10-year comprehensive plan rewrite. In addition to the information below, the countywide planning process is addressing the full range of issues outlined below.

Future Land Use

1. Objective: Continue to manage new growth consistent with Smart Growth Principles that require adequate facilities and concurrency as well as protection of important resources.
Result: Ongoing – multiple smart growth projects for mixed use communities have been reviewed and approved to date including Whitehall, Linden Hill Station, and Concord Plaza.

2. Objective: Continue to guide new development to Northern New Castle County to achieve greater use of existing infrastructure and public resources.
Result: Ongoing –the Community Area Master Plans (see Section I.A), Land Preservation Task Force and related efforts
3. Objective: Continue to support new residential development strategies of the incorporated areas and municipalities to help guide new growth to cities and towns.
Result: Ongoing through efforts to help coordinate planning and annexations with municipalities. The Southern New Castle County Master Plan identified strategies to better coordinate planning and development with incorporated areas and municipalities.
4. Objective: Continue to guide mixed use, mobility-oriented growth and infill into the Commercial/ Office/Industrial Development Areas.
Result: Ongoing – adopted Economic Empowerment Districts (EED) in 2017; multiple projects for mixed use in commercial areas have been reviewed to date (see #1 above).
5. Objective: Continue to support infill and growth in the Existing Community Areas.
Result: Ongoing – adopted Neighborhood Preservation Overlay Districts (NPODs) in 2017. The passing of legislation in 2019 related to traffic concurrency and TIDs also is an avenue through which infill and redevelopment can be more readily achieved, rather than more spreadout development and greenfield development.
6. Objective: Continue to ensure that sufficient quantities of non-residential lands are preserved to support commerce and projected employment opportunities.
Result: Ongoing – inventory is stable
7. Objective: Continue to guide new residential development in Southern New Castle County to the designated growth areas and Southern New Castle County incorporated areas.
Result: Ongoing – The Department completed the Southern NCC Master Plan, which outlines policies to guide growth into certain areas while promoting land preservation in others in southern New Castle County.
8. Objective: Continue efforts to create zoning designations to minimize new development in the Low-Density Residential Area until such time as population and employment growth justifies expansion of the public sewer system.
Result: Ongoing – Southern NCC Master Plan and Land Preservation initiatives are underway and are addressing this objective.
9. Objective: Continue to minimize new development within New Castle County in the Resource and Rural Preservation Area through preservation programs.
Result: Ongoing – see # 8, above.
10. Objective: Continue to create greater densities and housing diversity through development and expansion of mixed-use centers and village/hamlet communities.
Result: Ongoing – Bayberry, Whitehall, and Concord Plaza communities are actively under construction; sub-area plans underway are addressing this issue, as well.

11. Objective: Continue to encourage redevelopment and infill projects that complement and enhance existing neighborhoods and restore older commercial centers as vital components in the community.
Result: Ongoing – adopted NPODS, Community Area Master Plans; potential future code updates may include redevelopment components
12. Objective: Continue to encourage the use of design guidelines to complement and enhance the area and surrounding community.
Result: Ongoing – adopted Guiding Principles appendix and site and landscape design revisions. Applicants are strongly encouraged to incorporate the Guiding Principles in land development submissions.
13. Objective: Continue to provide support and assistance to distressed communities in the Existing Community Area and reduce the number of vacant or under-maintained residential properties in the Existing Community Area.
Result: Ongoing – Vacant Property Strategy (see II)
14. Objective: Continue to work with the appropriate agencies to assist in acquiring permanent preservation easements in the low-density residential areas and to encourage the creation of agricultural clusters. Revise the transfer of development rights legislation.
Result: Ongoing - The County’s agricultural land preservation efforts have largely been in partnership with the Dept. of Agriculture Land Preservation Foundation (DALPF), however, in 2004 NCC administered a County based agricultural land preservation program, obtaining easements for seven (7) farms. For the years that we partnered with the DALPF (2004, 2005, 2007, 2010, 2011, 2012, 2017, 2019, and 2020) the County assisted in the preservation of forty (41) farms with a total of 4,741.63 acres preserved.
15. Objective: Continue to preserve and enhance areas within New Castle County that have a unique character that are threatened by conventional suburban development.
Result: Ongoing – adopted NPODS
16. Objective: Create additional zoning classifications to acknowledge and preserve the commercialized urban and highly developed areas of the County.
Result: Ongoing – adopted Economic Empowerment Districts
17. Objective: Examine the viability of the TN zoning district and make revisions in order to enhance its viability.
Result: Ongoing – Work has begun exploring ways the TN zoning district can be better utilized and potential future code updates are being considered
18. Objective: Create an additional land use classification for sub-regional commercial areas with parcels too small for large scale development.
Result: Ongoing

19. Objective: Create a new Agricultural Zoning district to acknowledge areas that are currently, have been, or are desired to be preserved as an agricultural use.
Result: Ongoing – The Southern NCC Master Plan and Land Preservation initiatives are underway and are addressing this objective.

Mobility and Transportation

1. Objective: Continue to promote the public health, safety and welfare.
Result: Ongoing – NCC actively coordinates with the Delaware Department of Transportation and WILMAPCO on the full range of transportation planning issues, as well as multiple non-motorized initiatives (e.g. New Castle County Bicycle Master Plan, Connecting Communities Initiative, and Bike Delaware). The Department’s development review process places emphasis on encouraging designs that incorporate facilities which broaden transportation options.
2. Objective: Continue to support existing municipalities and communities.
Result: Ongoing – NCC supports existing communities through Design Review Advisory Committees and Community Master Plan process.
3. Objective: Continue to support the preservation of natural, cultural, recreational and historical resources through the State Scenic and Historic Byway Program.
Result: Ongoing (see III)
4. Objective: Continue working to improve transportation system performance.
Result: Ongoing. Improved coordination and cooperation with DelDOT on transportation issues; Traffic Impact Study (TIS) timing clarification revisions were analyzed and included in 2018 UDC amendments; multiple public workshops were held in 2018 regarding traffic impact and level of service (the result of these meetings was new legislation passed in Spring 2019). In 2020, the County in coordination with DelDOT and WILMAPCO began the process of updating the 1997 Churchmans Crossing Plan.
5. Objective: Continue to promote and support efforts to increase transportation opportunity and choice.
Result: Ongoing. Partner with WILMAPCO and DelDOT on mobility-oriented transportation initiatives. (See #4 above)
6. Objective: Continue to promote accessibility, mobility and transportation alternatives.
Result: Ongoing
7. Objective: Continue working with the State to ensure a predictable public investment program.
Result: Ongoing
8. Objective: Continue identifying the investment needs required to ensure the economic attractiveness and competitiveness of the region, and work with citizens, elected leaders, and the private sector to further these efforts.

Result: Ongoing

9. Objective: Encourage increased rail and public transportation usage by planning for new routes and stations.

Result: Ongoing. Claymont study initiative (see I.A) and train station relocation project.

10. Objective: Promote walking and bicycling as forms of transportation by enhancing pedestrian and bicycle connections throughout the County.

Result: Ongoing – see above.

Water & Sewer

Water

1. Objective: Continue to ensure adequate water distribution infrastructure facilities to serve the needs of all properties within a franchised area including the residences, businesses, industries, as well as the ancillary needs of the fire protection network.

Result: Ongoing, including coordination with Water Supply Coordinating Council, DNREC, etc.

Sanitary Sewer

1. Objective: Continue to provide capacity in sewer service areas to meet demands for existing and additional development.

Result: Ongoing. \$54,500,910 in capital funds allocated for sewer and stormwater in the FY2022 Capital Budget.

2. Objective: Continue to improve the efficiency of the administration and operation of the sanitary sewer system in order to minimize the expense to sewer customers.

Result: Ongoing

3. Objective: Continually maintain and upgrade the existing sanitary sewer conveyance system of pipes, manholes, pump stations and wastewater treatment facilities to help ensure trouble-free operation.

Result: Ongoing

4. Objective: Continue to improve the efficiency of the existing sewer system by increasing capacity through the reduction of infiltration and inflow of stormwater and illicit discharges into the sewer network.

Result: Ongoing

5. Objective: Continue to explore new technologies and techniques of wastewater treatment, disposal, and re-use.

Result: Ongoing

6. Objective: Implement a system maintenance funding strategy that protects the County's facilities investment by implementing a routine infrastructure replacement program.

Result: Ongoing

7. Objective: Continue and expand the County’s “Septic Elimination Program” in order to assist communities with high percentages of failing septic systems to connect to the public sewer system.
Result: Ongoing – The Department of Land Use completed the Southern New Castle County Master Plan which provides recommendations for the expansion of sanitary sewer into areas of future and existing development. Legislation to establish a one-year moratorium on major subdivisions (over 5 lots) served by septic systems was introduced in September 2018 and subsequently passed in February 2019. Additionally, in 2020 County Council passed legislation (Substitute No. 4 to Ordinance 19-078) extending the moratorium on the use of septic systems but added a provision to sunset the ordinance in August 2021. This was to provide time to complete the Southern New Castle County Community Area Master Plan and to provide a trial period for the ordinance. This plan is now complete, and the Administration is proposing to eliminate the sunset provision, thereby making the legislation permanent.

8. Objective: Provide sewer capacity that may facilitate infill development within existing developed areas and the redevelopment of brownfields, abandoned and underutilized properties.
Result: Ongoing

9. Objective: Continue efforts to establish a definitive strategy and policy for the provision of sanitary sewerage within the “Southern Sewer Service Areas” south of the Chesapeake & Delaware Canal.
Result: Ongoing – The Department of Public Works continues to provide sewer infrastructure to support development of the Southern Sewer Service Areas as defined in the Comprehensive Plan and the Southern Sewer Master plan upon adoption. (Also see #7, above.)

Conservation & Natural Resources

Environment

1. Continue to enhance, preserve, protect, and restore biodiversity and habitat linkages.
Result: Ongoing – the County’s “GreeNCC” initiative addresses a wide range of efforts to preserve and protect the environment through internal and external collaborations. Work is currently underway to update standards for enhanced forest resource preservation. Also see Land Preservation initiative.

2. Preserve, protect, and enhance water quality and promote efficient and responsible water quantity measures.
Result: New Castle County, as a delegated agent of DNREC, enforces the requirements of the Delaware Sediment & Stormwater Regulations. Additionally, New Castle County requires applications demonstrate compliance with the County’s Drainage Code and Unified Development Code, which include standards more stringent than the State’s Regulations. Specifically, New Castle County requires that Green Technology Best

Management Practices be utilized to maximize filtration and infiltration, and that development provide adequate conveyance systems for stormwater runoff.

3. Work with the appropriate agencies on methods to improve air quality by increasing average development densities and redevelopment of existing properties.

Result: Ongoing

4. Develop a coordinated open space system for the County with DNREC, incorporated municipalities, conservation groups, and other entities to ensure a “green infrastructure” for the future.

Result: In subdivisions involving fifty (50) acres or more, New Castle County requires natural resource area open space to be contiguous, to the greatest extent practicable, within the subject subdivision and to maximize the area in width to provide habitat linkages, enhance environmental resources and serve stormwater management functions. See also Land Preservation initiative.

5. Work with federal, state, and regional agencies to reduce water pollution (TMDL's).

Result: New Castle County is a Phase I National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (retained DES MS4) principal permittee with DelDOT. The Permit requires TMDL WLAs (Total Maximum Daily Loads Waste Load Allocations) for stormwater associated with the MS4, to be addressed through iterative implementation of programmatic Best Management Practices that prevent, reduce, or remove targeted pollutants.

6. Ensure equal and fair access to recreation and open space.

Result: Ongoing – the County opened its 248th park in May 2019; efforts to connect residents to recreational and other destinations through multi-use trail facilities are ongoing through the County’s “Connecting Communities” initiative. See also Land Preservation initiative.

7. Set conservation priorities and work with appropriate agencies and groups to encourage suitable habitats for wildlife.

Result: Ongoing – inter-departmental efforts, under the GreeNCC and Land Preservation initiatives and other ongoing collaborations with external partners and stakeholders.

8. Promote green building practices.

Result: Ongoing – recognition of green buildings for Certificates of Occupancy through multiple green building rating systems

9. Work with federal and state agencies to remediate and appropriately redevelop contaminated sites.

Result: New Castle County coordinates closely with DNREC’s Division of Waste and Hazardous Substances and Division of Watershed Stewardship when reviewing land redevelopment applications with known contamination.

10. Continue to prepare for emerging challenges through education and public outreach.
Result: Ongoing

Agriculture

1. Objective: Strengthen and continue to preserve the right to farm and help create viable districts and markets for local and regional farms.
Result: Ongoing. New Castle County sponsors local farmers markets at NCC's Carousel and Glasgow Parks, as well as at the Bellevue Farmers Market behind the Bellevue Community Center throughout the summer months. (see VIII.A)
2. Objective: Work with all appropriate parties to increase the acreage of permanently preserved prime agricultural land and forestland.
Result: Established the New Castle County Land Preservation Taskforce to provide guidance towards creating a Farmland and Open Space Preservation Program. The Taskforce presented its findings and final recommendations in November 2020. The County has commenced the process for creating a Forestry amendment to the UDC that will enhance forestland preservation.
3. Objective: Create incentives to promote and encourage the continuation of agriculture and forest-based business.
Result: Ongoing
4. Objective: Educate the public about the economic advantages of having a sustainable agricultural industry in the County.
Result: Ongoing through exploration of Farmland and Open Space Preservation Program as noted above.

Stormwater Management

1. Assess and mitigate stormwater runoff from a watershed perspective.
Result: New Castle County, as a delegated agent of DNREC, enforces the Delaware Sediment & Stormwater Regulations which require stormwater management designs to reduce runoff, mimic natural watershed hydrologic processes, and cause no adverse impact to property. This is accomplished by treating runoff at the source, disconnecting impervious surfaces, preserving or enhancing natural flow paths and vegetative cover, conserving or enhancing natural open spaces and riparian areas, and other measures that simulate natural watershed hydrologic processes. Work is currently underway to update the County Code with regards to Green Technology Best Management Practices, the new Delaware Sediment and Stormwater Regulations, and the County's NPDES MS4 Permit.
2. Continue to utilize Green Technology Best Management Practices (GTBMPs) to address stormwater management.
Result: New Castle County, through the Unified Development Code, requires that Green Technology Best Management Practices be utilized to the maximum extent feasible

3. Ensure that regulations and procedures governing drainage and water management are comprehensive and reflect the latest information and technology.
Result: New Castle County requires applications demonstrate compliance with the County's Drainage Code and Unified Development Code, which include drainage and stormwater management standards that are more stringent than the State's Sediment and Stormwater Regulations.
4. Provide for economical maintenance of stormwater management facilities.
Result: New Castle County, through the Unified Development Code, requires that new or improved drainage conveyance systems be designed and constructed to allow for economical maintenance.

Historic Preservation

1. Objective: Continue to work with property owners to preserve endangered historic properties.
Result: Ongoing. Adopted legislation to disincentivize the demolition by neglect of historic properties; continue working on a comprehensive update to historic resource code provisions, which began in fall of 2019
2. Objective: Broaden the concept of historic resource preservation in the County Code to include landscapes and context.
Result: Ongoing through the historic planning review process for each land development plan and demolition permit. The Historic Review Board also reviews significant properties including landscapes and context. Ongoing development of protection strategy for scenic and historic viewsheds along designated scenic byways (See IV)
3. Objective: Continue the promotion of educational programs for the public, business, and development communities regarding the history, prehistory, and architectural history of the County, and the process and benefits of historic preservation.
Result: Ongoing through information available on website and through coordination with preservation partners including Delaware Division of Historic and Cultural Resource and Center for Historic Architecture and Design (University of Delaware).

Housing

1. Objective: Ensure the Future Land Use Plan provides sufficient land for more compact residential growth.
Result: Ongoing through land development review.
2. Objective: Foster a pedestrian and public transit environment.
Result: Ongoing as part of Community Area Master Plan processes, coordination with the Delaware Department of Transportation and WILMAPCO, and through application of guiding principles for development in the review process.

3. Objective: Promote reinvestment and revitalization in older communities while preserving the traditional character of the area.
Result: Ongoing
4. Objective: Expand the supply of housing types to create a more diverse market of livable housing options for people in all income ranges throughout New Castle County.
Result: Ongoing (see VII)
5. Objective: Direct funds for affordable housing to connected, accessible, and walkable locations in close proximity to transit, schools, daycare, jobs, shops and services.
Result: Ongoing
6. Objective: Work with the appropriate agencies to provide homeownership opportunities for low and moderate-income households.
Result: Ongoing – revisions regarding moderately priced dwelling units were analyzed and included in 2018 UDC amendments.
7. Objective: Work with the State and Federal Governments, non-profit groups and builders to increase rental housing opportunities to County residents.
Result: Ongoing
8. Objective: Maintain or improve the condition of all housing stock throughout the County, without causing displacement.
Result: Ongoing

Economic Development

1. Objective: Encourage a diversified economic base.
Result: Ongoing
2. Objective: Continue to ensure the availability of sufficient land for employment growth in a variety of industry sectors.
Result: Ongoing. Economic Empowerment Districts created (2017) to encourage the growth and development of high-technology businesses and support new industrial development ranging from small business incubator facilities to large business organizations.
3. Objective: Continue to promote redevelopment of existing or underutilized properties.
Result: Ongoing. (Economic Empowerment Districts created in 2017)
4. Objective: Encourage the growth and development of high-technology business by offering development incentives.
Result: Ongoing. Economic Empowerment Districts created (2017) to encourage the growth and development of high-technology businesses and support new industrial development ranging from small business incubator facilities to large business organizations.

5. Objective: Preserve industrially zoned lands to support new industrial development ranging from small business incubator facilities to larger business organizations.
Result: Ongoing. Economic Empowerment Districts (2017) established a new zoning district aligned to facilitate employment uses and preserve industrially zoned lands to support new industrial development ranging from small business incubator facilities to large business organizations.

Community Design

1. Objective: Create compact mixed-use development opportunities in areas appropriate for such development, especially within urban and urban-transition areas.
Result: Ongoing - established general design principles and expectations for land development projects in New Castle County to encourage sustainable development. The Guiding Principles take into account the State of Delaware's Strategies for State Policies and Spending (State Strategies). Also addressed as part of Community Area Master Plan processes, in coordination with the Delaware Department of Transportation and WILMAPCO.
2. Objective: Promote environmentally and economically sustainable growth.
Result: Ongoing
3. Objective: Establish stewardship and preservation of the unique character of the County's villages and hamlets.
Result: Ongoing (Neighborhood Preservation Overlay Districts established 2017)

Inter-Governmental Coordination

1. Objective: Increase intergovernmental coordination and planning between Federal, regional, State, County and municipal agencies as well as non-governmental groups.
Result: Ongoing – through multiple areas of collaboration and focus, including transportation, environmental, and housing issues; initiatives such as GreeNCC, Connecting Communities, and Scenic Byways foster collaborations with stakeholders from the full range of sectors.
2. Objective: In accordance with State-enacted legislation, work with the Department of Education and local school districts to ensure that adequate school capacity exists for development or a voluntary assessment agreement is entered into by the developer.
Result: Ongoing
3. Objective: Facilitate development of mixed-use centers, including non-residential uses, in growth areas that will increase the amount of non-residential contribution to property-based school taxes.
Result: Ongoing – see previous mention of Community Area Master Plans and mixed use developments recently constructed or under construction.

Intra-Governmental Coordination

General

1. Objective: Establish and maintain a close working relationship between County departments to advance the goal of a safe and healthy working and living environment.
Result: Ongoing. Implementation of e-Plan review for multiple agencies.
2. Objective: Coordinate infrastructure and service strategies (within NCC Government) to provide for sustainability.
Result: Ongoing – The Southern New Castle County Master Plan, completed in the fall 2020, worked to address the coordination of land use policy and sewer service.

Libraries

1. Objective: Encourage public access to a diversity of informational, educational and leisure time materials and programs through the public library system.
Result: Ongoing– through the County’s Department of Community Services; inter-departmental collaborations are resulting in new/upgraded parks and libraries, as well as programs.

Recreation

1. Objective: Provide adequate district and regional public parks and an appropriate mix of leisure, active recreational and cultural programs to support the needs and recreational interests of County residents.
Result: Ongoing through coordination with NCC Departments of Public Works and Community Services.
2. Objective: Provide recreational opportunities within walking distance of homes.
Result: Ongoing
3. Objective: Provide a full range of recreational and cultural programs and facilities that are accessible and affordable to all County residents.
Result: Ongoing

Public Safety/Fire Services

1. Objective: Develop funding strategies for sustaining fire service for current residents and businesses and to support future growth.
Result: Ongoing
 - Open Space, Parks & Greenways as well as other components of Public Safety did not include any objectives.

5. List unanticipated and unforeseen problems and opportunities which have occurred between date of adoption and date of report.

- The COVID-19 pandemic has greatly impacted employment, which has implications for land use and transportation patterns. Work from home policies lead to underutilized office spaces and reduced traffic. While in other employment sectors, where it was not possible to conduct operations virtually, lead to reduced hours, furloughs, or layoffs. In addition, because of social distancing and indoor capacity requirements, particularly impacting the restaurant, retail, and service sectors, the County amended regulations to allow for increase temporary outdoor sales (including outdoor dining). With regards to County operations, nearly all of our services were made available online, including regularly scheduled public hearing such as Planning Board or Board of Adjustment, and ongoing public engagement for NCC@2050, in addition to the traditional postal mail, fax, email, or telephone interactions.
- Reduction in jobs in the pharmaceutical (AstraZeneca, DuPont) and banking (HSBC, Capital One) industries. The Jobs Now expedited plan review process was developed by the Dept. of Land Use to better accommodate job-rich projects which are ready to build. The process establishes submission and review deadlines necessary to get projects under construction and built as soon as possible while maintaining a quality review, which provides increased certainty for non-residential projects committed to bringing employment opportunities to New Castle County.
- Significant increases in warehousing and logistics development and operations as well as delivery based retail pose opportunities and challenges. These uses bring with economic activity and some jobs; they also bring additional traffic and different travel patterns both around the facilities and in local neighborhoods. These issues along with changes in technology and energy require new approaches to planning and also raise questions about the cost of land use and fiscal sustainability. All will be important as we proceed with the NCC@2050 Plan. Coordination with other agencies and partners is critical.

6. List any reformulated objectives, policies and standards in the comprehensive plan or elements or portions thereof.

- Ordinance No. 21-036, to incorporate the Community Area Master Plans into the 2012 Comprehensive Development Plan, was introduced in March 2021. The legislation incorporates key elements of the North Claymont and Route 9 existing Community Area Master Plans., as well as the Concord Pike/202 and Southern New Castle County Community Master Plans, which were completed in 2020. Adoption of the ordinance is expected for CY2021.

7. Are there any planning issues that the county is currently facing for which the Office of State Planning Coordination may be able to offer technical assistance?

- Continued dialogue with State Planning regarding potential future annexation of incorporated municipalities.

- The County also would like updates to existing MOUs with the Office of State Planning and DelDOT.
- Technical support associated with evolving and emerging trends such as energy, transportation technology, changing work habits, and changing economic/market trends such as challenges/opportunities with warehousing/logistics uses.

8. Please help update our mailing list by supplying the following information:

County Administrator

County Executive: Matthew S. Meyer

e-mail address: matthew.meyer@newcastlede.gov

Planning Director

Land Use General Manager: Richard E. Hall, AICP

e-mail address: richard.hall @newcastlede.gov

Council/Levy Court Members

New Castle County Council Members:

Karen Hartley-Nagle, President

Kenneth R. Woods, District 1

Dee Durham, District 2

Janet Kilpatrick, District 3

Penrose Hollins, District 4

Lisa Diller, District 5

David Carter, District 6

George Smiley, District 7

John Cartier, District 8

Timothy Sheldon, District 9

Jea P. Street, District 10

David Tackett, District 11

Bill Bell, District 12

Planning Commission Members

New Castle County Planning Board Members:

Karen Peterson, Chairperson

Leone Cahill-Krout

Jonathan Cochran

Joseph Daigle

Leah Gray

William V. McGlinchey

Robert Snowden

Ruth Visvardis

Kiana Williams

On behalf of New Castle County, I respectfully submit this comprehensive plan annual report to the Office of State Planning Coordination. The information contained in the report is correct and complete.



Andrea Trabelsi, AICP – Assistant General Manager
Department of Land Use

7/30/21

Date