



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

October 16, 2023

Mary Ellen Gray, AICP
Director of Planning, Inspections, and Community Development
City of Dover
15 Loockerman Plaza
Dover, DE 19901

RE: PLUS Waiver Request – Garrison Oak Lot 8 – Cold Storage Warehouse
Tax Parcel: 4-05-06800-02-0800-00001

Dear Ms. Gray:

Our office received your request for a PLUS waiver for the planned cold storage warehouse on Lot #8 of the Garrison Oak Technology Park on October 5, 2023. Upon review of the submitted plans and the description of the project, our office agrees that the proposed warehouse is an important economic development project for Garrison Oak and is aligned with long-range plans for development of the individual lots.

Industrial and commercial uses at the scale of this project are anticipated and needed in Garrison Oak. House Bill 104 (29 Del. C. §9202 and §9203) allows for waivers of PLUS reviews for economic development projects that create full-time jobs, are located at least partially in State Strategies Level 1 or 2 and are consistent with comprehensive plans and zoning. The proposed warehouse meets the criteria of House Bill 104 and is an important component of multiple freight and economic development studies in the area, such as the Dover Air Cargo Freight Access Study. Therefore, our office approves the waiver request. No PLUS review is required for the project as submitted on October 5, 2023, at the above referenced parcel.

https://doverkentmpo.delaware.gov/files/2021/09/Dover-Air-Cargo-Freight-Study-PEL_final.pdf

This does not waive the applicant from contacting state agencies to determine code and permitting requirements. Any development on the site will still be required to follow all relevant codes and permitting procedures set forth by the State of Delaware. In addition, this does not waive the local City of Dover review and approval process.

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www.stateplanning.delaware.gov

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Edgell', with a stylized, cursive script.

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

enc: PLUS waiver request, dated October 5, 2023

cc: David Hugg, City Manager, City of Dover
Dawn Melson-Williams, AICP, Principal Planner, City of Dover
Jonathan Street, Associate, Becker Morgan Group
Joshua Thomas, AICP, Principal Planner, OSPC