



EXECUTIVE ORDER 2026-06
APRIL 28, 2026

**EXECUTIVE ORDER ESTABLISHING EXPEDITED LAND DEVELOPMENT REVIEWS
FOR ECONOMIC AND AFFORDABLE HOUSING OPPORTUNITIES
(Streamlined Planning and Unified Review – SPUR Program)**

WHEREAS, promotion of a sustainable, healthy and vibrant economy ensures that every citizen has the opportunity to pursue well-paying employment from a robust local job market; and,

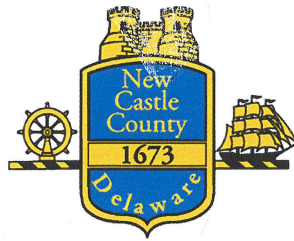
WHEREAS, encouraging innovation, expansion and growth of critical industries such as manufacturing, AI, clean energy and healthcare will continue to generate high quality employment opportunities in New Castle County into the future; and,

WHEREAS, ensuring the availability of affordable housing options, supporting small and disadvantaged businesses, and building apprenticeship and workforce development pipelines, each contribute to the infrastructure required to sustain growth in critical industries; and,

WHEREAS, streamlining our land development process to provide expedited permitting timelines is critical to achieving the economic development goals of New Castle County; and,

WHEREAS, enabling the redevelopment of brownfields and existing sites, and reimagining underutilized properties will unlock the smart growth opportunities that enhance quality of life in New Castle County; and,

WHEREAS, the New Castle County Unified Development Code is intended to “protect the interests of both current and future County residents and neighbors from the potential adverse impacts of land uses” and “encourage greater flexibility and more development options while minimizing development impact on current property owners and the environment” See New Castle County Code § 40.01.015, and,



WHEREAS, recognizing the importance of fostering a dynamic and inclusive business and housing community I, Marcus A. Henry, County Executive of New Castle County, do hereby issue this Executive Order:

SECTION I. DIRECTIVE FOR THE DEPARTMENT OF LAND USE

- A. The Department of Land Use shall develop criteria, guidelines and an application process for land development plans to be expedited in the review process if they are creating or expanding manufacturing, pharmaceutical, bio-tech and healthcare innovation, e-commerce, apprenticeship programs, high tech, research and development facilities, green technology utilization, and any similar economic development opportunity as well as land development plans that exceed the required affordable dwelling unit requirements as defined in the County Code. All plans should note economic advancement, green technologies, environmental consideration and affordability.
- B. The Department of Land Use shall facilitate a timely review and approval, considering applicant-funded 3rd party review as needed, of plans in accordance with the New Castle County Code.
- C. Applicants may request concurrent Planning Board review during PLUS preparation and concurrent agency reviews (DelDOT, DNREC, Fire Marshal).
- D. Expedited placement on Planning Board and Board of Adjustment agendas will be considered.
- E. The Department of Land Use shall review options for preliminary site work coordinated with external agencies including entry ways, detours plans, and lights/intersections and site work after record plan is approved. Affordable housing applicants shall offer 80% AMI for rental and 120% AMI for sale.
- F. The Department of Land Use shall provide a listing of the accepted plans on the County's website along with the status of review to ensure transparency and predictability for all stakeholders.

MARCUS A. HENRY
COUNTY EXECUTIVE
EXECUTIVEOFFICE@NEWCASTLEDE.GOV



87 Reads Way
New Castle, DE 19720

SECTION 2. EFFECTIVE DATE

This executive order shall become effective on April 28, 2026. This Executive Order will remain in effect until and unless rescinded by subsequent order of the New Castle County Executive.

IT IS SO ORDERED AND PROCLAIMED THIS 28th DAY OF APRIL 2026.

A handwritten signature in black ink, appearing to read "M. A. Henry", is written over a horizontal line.

Marcus A. Henry
New Castle County Executive