

**CO-CHAIR, DAVID L. TACKETT**  
COUNCILMAN ELEVENTH DISTRICT  
**CO-CHAIR, JANET KILPATRICK**  
COUNCILWOMAN THIRD DISTRICT



## **COUNCIL**

**LOUIS L. REDDING CITY COUNTY BUILDING**  
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### **AGENDA**

#### **LAND USE COMMITTEE MEETING**

**Tuesday, July 16, 2019 at 3:00 P.M.**

**City County Building  
800 N. French Street  
8<sup>th</sup> Floor Conference Room**

- 1. Call to Order**
- 2. Review / Adoption of Minutes from June 18, 2019**
- 3. Review/Discussion of Resolution(s)**

**R19-: PLAN OF BAYMONT FARMS; ST. GEORGES HUNDRED; NORTH AND SOUTH SIDES OF VANCE NECK ROAD; 1100 FEET EAST OF ASHLEIGH DRIVE; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO EXTINGUISH THE PREVIOUSLY RECORDED SUBDIVISION AND EASEMENTS AND DEVELOP 289 SINGLE FAMILY LOTS; AND TO AMEND THE MAINTENANCE DECLARATION FOR BAYMONT FARMS; S ZONING; COUNCIL DISTRICT 12**

**R19-: PLAN OF THE PRESERVE AT ROBINSON FARMS; APPOQUINIMINK HUNDRED; NORTH AND SOUTH SIDES OF FIELDSBORO ROAD; MAJOR RECORD PLAN THAT PROPOSES TO REVISE THE PREVIOUSLY RECORDED SUBDIVISION PLAN TO REVISE/REALIGN PREVIOUSLY RECORDED SUBDIVISION STREETS, TO ELIMINATE/REVISE PREVIOUSLY RECORDED SUBDIVISION LINES AND EASEMENTS, AND TO ELIMINATE 168 APARTMENT UNITS AND AN APARTMENT LOT AND REPLACE THE SAME WITH 168 SINGLE FAMILY LOTS; AND TO AMEND THE MAINTENANCE DECLARATION FOR THE PRESERVE AT ROBINSON FARMS; S ZONING; COUNCIL DISTRICT 12**

**R19-: PLAN OF MEADOWCREST AT MIDDLETOWN; ST. GEORGES HUNDRED; SOUTH SIDE OF MIDDLETOWN-ODESSA ROAD, EAST OF ROUTE 1; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO ELIMINATE SEVERAL LOT LINES, AS TO CONSTRUCT A 164,487 SQUARE FOOT SENIOR LIVING FACILITY; NC40 ZONING; COUNCIL DISTRICT 12**

**R19-: PLAN OF FORWOOD COMMONS; BRANDYWINE HUNDRED; SOUTH SIDE OF SILVERSIDE ROAD, 862 FEET WEST OF MARSH ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES CONSTRUCTION OF A MIXED-USE DEVELOPMENT (SHOPPING CENTER AND RESIDENTIAL) ON 11.46 ACRES, CONSISTING OF 32,240 SQUARE FEET OF NON-RESIDENTIAL USE AND 38 TOWNHOUSE UNITS; CN ZONING; COUNCIL DISTRICT 2**

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4. **Review/Discussion of Ordinance(s)**

**°19-008:**

**Introduced by: Mr. Woods**

**REVISE PREVIOUSLY APPROVED EXPLORATORY MINOR LAND DEVELOPMENT PLAN WITH REZONING FOR STANLAN 7 LLC; MILL CREEK HUNDRED; EAST SIDE OF STANTON CHRISTIANA ROAD (SR 4/7), SOUTH OF HONEYSUCKLE LANE AND OPPOSITE TELEGRAPH ROAD; TAX PARCEL NO. 08-050.00-013 (602 MAIN STREET)** (The revised plan for **Distinctive Auto Care** proposes to revise the previously approved design of the exploratory minor land development plan by developing a 6,178 square foot car wash, a 3,099 square foot detail shop, a 2,360 square foot quick lube and a 238 square foot office instead of the 17,7833 square foot shopping center. This new plan will supersede the previously approved exploratory minor land development plan and rezoning. Section 40.31.113 of the *New Castle County Code* requires that the submitted record plan be in general conformance with the development on the approved exploratory plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 14-072 in March 2015. CN (Commercial Neighborhood) zoning district. App. 2018-0420-S/Z.)

**°18-132:**

**Introduced by: Mr. Bell**

**REVISE PREVIOUSLY APPROVED PRELIMINARY MAJOR LAND DEVELOPMENT PLAN WITH REZONING FOR MERIDIAN CROSSING; NEW CASTLE HUNDRED, SOUTHWEST SIDE OF CHURCH ROAD, SOUTH OF THE CSX RAILROAD; TAX PARCEL NUMBERS 10-048.30-257 THROUGH 297 & 10-048.30-228 THROUGH 256; ADDRESSES 11 THROUGH 41 GRISSOM DRIVE, 1001 THROUGH 1033 EDWARD WHITE AVENUE, 1024 THROUGH 1042 EDWARD WHITE AVENUE, 761 THROUGH 775 OBSERVATORY DRIVE, 931 THROUGH 949 SHEPARD AVENUE, AND 1102 THROUGH 1116 GODDARD WAY** (The Exploratory Plan for **Meridian Crossing** proposes to develop a plan that will revise the previously approved and recorded lot widths, provide changes to open space, change rear loaded units to front load units, and eliminate lots. Section 40.31.113 of the *New Castle County Code* requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in general conformity with the development on the approved preliminary plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 02-021 in June 2002. ST (Suburban Transition) zoning district. App. 2018-0540-S/Z)

5. **Other**

6. **Public Comment**

7. **Adjournment**

**AGENDA POSTED:**

**July 9, 2019**

This agenda was posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). This agenda is subject to change and it is possible that an executive session may arise.