



COUNCIL

LAND USE COMMITTEE MEETING

Tuesday, August 25, 2020  
VIRTUAL ZOOM WEBINAR MEETING

Meeting Minutes

• **Call to Order**

The meeting was called to order by Ms. Kilpatrick at 2:00 p.m.

Councilmembers present: Mr. Bell, Mr. Carter, Mr. Cartier, Ms. Diller, Ms. Durham, Ms. Hartley-Nagle, Mr. Hollins, Ms. Kilpatrick, Mr. Smiley, Mr. Street, Mr. Tackett, Mr. Woods  
Absent: Mr. Sheldon

- **Review / Adoption of Minutes:** Mr. Smiley moved to adopt the minutes of the July 21, 2020 Land Use Committee meeting. The motion was seconded by Mr. Bell and the minutes were approved.

- Ms. Kilpatrick announced that they will not ask for a full presentation on record plans unless requested.
- Ms. Kilpatrick moved to go out of order. The motion was seconded and approved.

• **Review/Discussion of Resolution(s):**

**R20-173:**

**Introduced by: Mr. Tackett**

**PLAN OF THE CASCADES; PENCADER HUNDRED; NORTHWESTERLY CORNER OF PULASKI HIGHWAY AND PLEASANT VALLEY ROAD INTERSECTION; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO DEVELOP THE PROPERTY INTO AN AGE-RESTRICTED, OPEN SPACE PLANNED DEVELOPMENT CONSISTING OF 89 VILLAGE LOTS AND 24 LOT LINE LOTS AND ASSOCIATED IMPROVEMENTS; 77.64 +/- ACRES; S ZONING; [APPLICATION NO. 2016-0558-S](#); COUNCIL DISTRICT 11.**

Supporting Documents: [Record Plan](#), [Land Use Memo](#)

- Mr. Tackett introduced

**R20-172:**

**Introduced by: Ms. Kilpatrick**

**PLAN OF VALLEY GROVE; MILL CREEK HUNDRED; WEST SIDE OF VALLEY ROAD, 2700 FEET NORTH OF LIMESTONE ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES AN OPEN SPACE PLANNED DEVELOPMENT CONSISTING OF 56 DWELLING UNITS; ST ZONING; [APPLICATION NO. 2016-0130-S](#); COUNCIL DISTRICT 3.**

Supporting Documents: [Record Plan](#), [Land Use Memo](#)

- Ms. Kilpatrick introduced the resolution

**R20-170:**

**Introduced by: Mr. Carter**

**AN ACT TO APPROVE THE ANNEXATION OF A PARCEL OF LAND TOTALING 15.25 ACRES LOCATED AT 0 SUMMIT BRIDGE ROAD, TAX PARCEL NO. 14-016.01-043 BY THE TOWN OF TOWNSEND IN ACCORDANCE WITH ITS COMPREHENSIVE PLAN.**

- Mr. Carter introduced the resolution
- Council discussion
- Rich Hall, General Manager of the Department of Land Use, spoke

**R20-171:**

**Introduced by: Mr. Carter**

**PLAN OF MIDDLETOWN VETERINARY HOSPITAL; ST. GEORGES AND APPOQUINIMINK HUNDREDS; SOUTH SIDE OF WARWICK ROAD (ROUTE 299) AT MIDDLETOWN-WARWICK ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CONVERT 6.76 ACRES FROM TAX PARCEL NO. 14-010.00-991 TO TAX PARCEL NO. 13-026.00-025 TO CONSTRUCT AN ADDITIONAL 13,856 SQUARE FEET OF BUILDINGS WITH ASSOCIATED PARKING AND IMPROVEMENTS; 15.60 +/- ACRES ; CR ZONING; [APPLICATION NO. 2017-0539-S](#); COUNCIL DISTRICT 6.**

Supporting Documents: [Record Plan](#), [Land Use Memo](#)

- Mr. Carter introduced the ordinance

• **Review/Discussion of Ordinance(s):**

**°20-038:**

**Introduced by: Ms. Durham**

**TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), SECTION 40.03.410. (“ACCESSORY USES, RESIDENTIAL”) REGARDING NEIGHBORHOOD BOOK EXCHANGE BOXES.**

Supporting Documents: [Land Use Recommendation](#)

- Ms. Durham introduced the ordinance
- Council discussion
- Rich Hall, General Manager of the Department of Land Use, spoke

**SUBSTITUTE NO. 1 TO °20-070:**

**Introduced by: Mr. Tackett, Ms. Kilpatrick**

**TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE OR “UDC”), ARTICLE 3 (“USE REGULATIONS”) REGARDING OUTDOOR SALES AND SERVICES.**

Supporting Documents: [Land Use Recommendation](#), [Substitution Markup](#)

- Mr. Tackett and Ms. Kilpatrick introduced the ordinance.
- Rich Hall, General Manager of the Department of Land Use, spoke

• **Other:** None

• **Public Comment:** None

• **Adjournment:** Mr. Smiley moved to adjourn the meeting. The motion was seconded by Mr. Cartier and approved. The meeting was adjourned at 2:20 p.m.

*Respectfully submitted by Anthony deFiore, Legislative Aide to Councilwoman Janet T. Kilpatrick, Co-Chairman, Land Use Committee. A recording of this meeting is available upon request.*