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 VILLAGELOTS 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.