

**MINUTES – SPECIAL BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
67 READS WAY, NEW CASTLE, DELAWARE
June 5, 2018**

The Special Business Meeting of the Planning Board of New Castle County was held on Tuesday, June 5, 2018 in the New Castle Room of the Government Center Building, 67 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Acting Chair William McGlinchey at 9:15 p.m.

The following Board members were present:

Leone Cahill	Robert Snowden
Joseph Montgomery	Ruth Visvardis
Linda Porras-Papili	Kiana Williams
William McGlinchey	

The following Board members were absent:

Sandra Anderson
(1 vacant position)

Planning Board Attorney, Department of Law

Adam Singer

The following Department of Land Use employees were present at the meeting:

Richard Hall	Matthew Rogers
George Haggerty	Kate Clark
Antoni Sekowski	Brad Shockley

The following members of the public were in attendance:

Shawn Tucker
Larry Tarabicos

MINUTES

none

DEFERRALS

None

BUSINESS -

App. 2018-0268-SV: South side of Churchmans Road at terminus of Addison Drive (TPs: 09-024.00-013, 09-025.00-008 - 011). Subdivision Variance requesting relief from Section 40.21.162.D of the New Castle County Code to locate a pedestrian way through an open space zero (0) feet from side and rear lot lines twenty (20) foot minimum. The requested variance is associated with the **Cavaliers Country Club** Major Subdivision and Rezoning subdivision (App. 2017-0537-S/Z). S Zoning. CD 1.

The Department has reviewed the appropriate UDC standards, testimony and evidence provided at the May 29, 2018 Planning Board Public Hearing. The Department recommends APPROVAL of the variance requested in Application 2018-0268-SV.

At its Special Business Meeting held on June 5, 2018 the Planning Board considered the recommendation offered by the Department of Land Use. On a motion by Mr. Montgomery, seconded by Mr. Snowden, the Board voted to recommend **APPROVAL** of Application 2018-0268-SV subject to the conditions made by the Department of Land Use. The motion was adopted by a vote of 5-1-1-1 (Yes: *McGlinchey, Montgomery, Snowden, Visvardis, Williams*; No: *Porras-Papili*; Abstain: *Cahill*; Absent: *Anderson none*).

In a discussion preceding the vote, the following comments were offered:

Mr. Snowden inquired about the genesis for the 20' setback. Matthew Rogers, Planner for the Department of Land Use, explained that it likely stemmed from providing adequate distance from the amenity to abutting developments therefore minimizing impacts on adjacent communities. Ms. Papili voiced concern that the trail could attract transients and beggars. She inquired on the ability of the community to restrict access to the trail system from the mall. Mr. Rogers stated that at the public hearing Shawn Tucker, Esq. stated that private agreements would govern access to the trail.

OTHER BUSINESS

None.

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

Richard Hall, General Manager for the Department of Land Use spoke to comprehensive planning and proactive rezonings in other municipalities.

REPORT OF CHAIRPERSON

None.

OTHER BOARD MEMBER COMMENTS

None.

COMMENTS FROM THE PUBLIC

Larry Tarabicos, Esq. provided the Planning Board an update as well as additional background on the previously heard application for a County Initiated rezoning for 2101 N. Dupont Hwy. (App.2017-0577-Z, Ord. 17-117, Business Meeting April 17, 2018).

ADJOURNMENT

The Board voted to adjourn the meeting at 9:34 a.m.

ATTEST:

Richard E. Hall, AICP
General Manager
Department of Land Use

Sandra Anderson
Acting Chair
Planning Board