

GHADA Meeting Minutes for October 16, 2023

- I. **Meeting was called to order.** 8 Members present. 8 others present.
- II. **Pledge of Allegiance was recited.**
- III. **Moment of silence in remembrance of Tom Green, Treasurer.**
- IV. **Approval of Minutes by Thomas Bruno, V.P.**
- V. **Treasurer's report by Mark Blake, President:** Aug. report: \$3410.82 +.03 interest=\$3410.85. 4th of July acct. \$85.13.
- VI. **Legislative reports- Non present.**
- VII. **Land Use, Mark Blake, President GHADA, President Land Use.Greater Hockessin Area Development Association**
Land Use Report – October 18, 2023

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

No change at this time.

701 Valley Rd – (Brick Ranch w/3 car garage) in front of former McGrellis property

Awaiting demolition and site preparation. No update on possible demolition timeframe.

520 Valley Rd –

No update - Still listed for sale and buildable w/ approved 10,000 Sq. Ft. building *(Note, must meet “By-Right” to be code compliant, otherwise a rezoning application is needed). Contact from an interested party that wanted to know if they would be permitted to construct 203 single family homes there and we provided background on prior preliminary plans that would allow for 4-5 homes, based on size and private street layout, etc.

PERC – Remediation Project (part of EPA National Priority List [NPL])

Program complete, now routine monitoring of the groundwater wells.

Former Exxon Gas Station & Richardson’s Nursery

Project signs have been posted for the proposed redevelopment of both sites into one parcel (plan was presented at October '19 GHADA meeting) has been filed with NCC Dept. of Land Use. The project will require a few minor variances, due to the property and building layouts, etc. The former gas station building will be repurposed into the coffee shop, while the Richardson site will see a strip style building with store fronts, similar to those in the nearby area (across the street, etc.). Access will be from both the Lancaster Pike (right in/right out) and Yorklyn Road (full access in both directions) once completed. The Exploratory Plan was field in mid-May

2023. We'll keep everyone updated of any modifications to the original concept plans shown to GHADA back in 2019.

Valley Grove (Former Camoirano Mushroom House & Property)

Community is approaching the turnover point from the Developer to the homeowner association. Total of 56 homes. A few lots remain as most have been sold and are only awaiting construction completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Work continues. There were some issues with construction that caused a break to the existing water mains that required night repair work in the past month or so

“Hockessin Station” – The former McGrellis and other properties along eastern side of Valley Rd

Construction should begin in 2024 for the project. Again, the Historic house will remain and have a separate lot ‘carved out’ for it, along with the possibility of having a new Historic Marker placed there. The house will be included in the overall community plans.

Lantana Square

No updates. The shopping center owners awaiting area storm water and engineering reports from the studies so they may see join in the improvements and increase the effectiveness of area SWM's. They have joined in with the State sponsored stormwater study, which will provide a larger overall area for the gathering of info and possible areas where the issues may be addressed.

Respectfully submitted, Mark Blake, GHADA President & Land Use Chairman

Council District 3

South side of Yorklyn Road, north of Wilmington and Western Railroad, 1,300 feet east of Lancaster Pike.

Minor Land Development Plan to eliminate previously recorded Note 26 regarding restricted medical office space, revise parking calculations per current code and increase medical office use to 50,000 square feet, recognize existing 335 square foot Railroad Station House and construct an 8-foot wide walkway. Stone Mill. ON/HT Zoning. (App. 2018-0279-S)

South side of Lancaster Pike 1890 feet east of Loveville Road.

Minor Land Development Plan to show associated site improvement including an addition to an existing barn and a separate cemetery. Trinity Community Church. S Zoning. (App. 2019-0083-S)

East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection.
Minor Land Development Plan to renovate existing Arunchula building by adding 955 square foot addition and a 1,123 square foot addition to maintenance building. Sanford School Arunchula Addition. S Zoning. (App. 2019-0093-S)

Northeasterly corner of Little Baltimore Road and Valley Road intersection.

Minor Land Development Plan for the relocation of entrance to construct a 2,550 square foot building addition. Chinese American Community Association Phase I K-Room Expansion. S Zoning. (App. 2019-0740-S)

East side of Skyline Drive, west side of New Linden Hill Road, south side of Limestone Road.

Minor Land Development Plan to remove a 51,220 square foot section of building to construct a 6,425 square foot auto service center, a 5,619 square foot convenience store with associated structures, and a 4,919 square foot retail building. Pike Creek Shopping Center. CR Zoning. (App. 2020-0327-S)

East side of Lancaster Pike, 1,100 feet north of Newport Gap Pike/Lancaster Pike intersection.

Resubdivision Plan to remove 1,700 square feet of Quigley Building (recorded but not constructed) and demolish the 1,650 square foot western residence to construct a 2,600 square foot pole barn. Sanford School. S Zoning. (App. 2021-0124-S)

West side of Paper Mill Road, 2000 feet south of Possum Park Road.

Site Plan to construct two soccer fields. 555 Paper Mill Road. OR Zoning. (App. 2021-0570-S)

West side of Yorklyn Road, 2100 feet south of Creek Road.

Resubdivision Plan to subdivide parcel in two single-family lots. 0 Yorklyn Road. NC40 Zoning. (App. 2021-651-S)

East side of Riblett Lane, 1100 feet north of Mill Creek Road.

Minor Plan to subdivide parcel into two lots. 502 Riblett Lane. NC21 Zoning. (App. 2021-0653-S)

East side of Valley Road, 850 feet south of Evanson Road.

Major Rezoning Plan to rezone subject parcels from ST, CN and I to ST zoning. Subdivide property into 153 lots on 53 acres and remove existing deed restrictions. Hockessin Station. S, CN, I Zoning. (App. 2021-0695-S)

West side of Limestone Road, 837 feet north of Mendenhall Mill Road.

Major Land Development Plan for the construction of a 175,930 square foot assisted living facility. Westrum Assisted Living. NC21 Zoning. (App. 2022-0002-S)

East side of Skyline Drive, 680 feet south of Pike Creek Boulevard.

Resubdivision Plan to construct a one-way drop-off roadway from Skyline Drive to an existing on-site parking lot and removal of existing modular classrooms. Linden Hill Elementary School. S Zoning. (App. 2022-0005-S)

Northwesterly corner of Limestone and Paper Mill Roads.

Minor Land Development Plan for the construction of a 10,000 square foot daycare center and associated improvements. Limestone Daycare Center. S Zoning. (App. 2022-0064-S)

Terminus of Shannon Bridge Road.

Minor Land Development Plan to construct a 5,225 square foot additional building and associated improvements. Comcast Limestone – Parcel 1. S Zoning. (App. 2022-0102-S)

Southwesterly corner of Limestone Road and W. Ochletree Lane.

Minor Land Development Plan to construct a 9,000 square foot building with associated improvements. Lime Creek Professional Center. NCPUD Zoning. (App. 2022-0474-S)

North side of Lancaster Avenue, 2800 feet west of McGovern Road.

Site Plan to replace existing communication tower and add new communication shelter within site's existing fence line. 7645 Lancaster Pike – DP&L Communication Tower Replacement. S Zoning. (App. 2022-0491-S)

South side of Yorklyn Road, 451 feet west of Old Wilmington Road.

Minor Land Development Plan to add 9,330 square feet of new building for construction of temple and meditation hall and other associated improvements. Hindu Temple Association Inc. S Zoning. (App.

End report

VIII. Hockessin Historical Society - Pete Seely Future events:Halloween in Hockessin Oct. 28th. October 10th-coffee with Mike Smith Drip cafe. Hockessin Business Association Oct. 17th, members only. NCC Historic review Board Oct. 17th, meetings are virtual. No date set yet for a new member meeting.

IX. Hockessin Business Association Bill Hutchins. They are meeting at the Historical Library. Oct. 28th will be the annual Halloween Program. Mark will provide cones.

X. Old Business/New Business Creek that crosses Evanston Rd. Water in Swift Park Area. Upstream there has been construction. The DNRC Hydrologist 302-395-2800. DelDot herbicide can cause problems. Call DelDot to report incidences.

Meeting Adjourned.

Respectfully submitted,

Tina Goldrick, GHADA Secretary

Next Meeting Monday, November 29, 2023 7:00