

GHADA Minutes January 15, 2024

- I. **Call to Order.** There were 7 Members and 20 Others.
- II. **Pledge of Allegiance recited.**
- III. **Approval of Minutes Mark Blake, President**
- IV. **Treasurer's Report - Joe Hackman, Treasurer Joe received \$250 dues payments and 37 cents interest. There were \$841 in expenses for the PO Box, Website, 4th of July Donation, and DE Franchise Tax**
- V. **Legislative Reports**
 1. **Mike Smith-** Mike, along with Del Dot, are looking to find a new location for the Hockessin sign near the Hockessin BookShelf. The Stoney Batter Road project is a drainage project only and not a roundabout. There is a new monthly Hockessin Herald newspaper being distributed. The State Legislature is back in session and the Governor's Budget is coming up.
 2. **Janet Kilpatrick -** There is a new group being added to the 911 System. They will address Mental Health.

VI. **The Land Use Report was not addressed to allow time for The Delaware Valley**

[Development Co. Presentation.](#)

VII. **Delaware Valley Development Co.**

A presentation was made by Eden Roberts of the Delaware Valley Development Co.

founded in 1999. The presentation was for The Mews of 6060 located at 6060 – 6042

Limestone Road. The project is an Affordable Communities development of 80 housing units

for ages 62 and over. Units will be priced by household income and range from \$538 to

\$1150 per month. They will be one bedroom and include full safety features. The staff will consist of one maintenance person and one management person. Bayada Service and Mid-Atlantic Services will be provided. The development will border Ainsley Woods which is a community of high-end homes. Residents of the surrounding area were present and voiced their concerns of the effects of this new development on their property values. The project is scheduled to finish the Land Use Process in the Fall of 2024. Construction is slated to start in January, 2025 and finish around April, 2026. Move in is scheduled for mid-year 2026.

The meeting was adjourned after the Delaware Valley Development Co. presentation. The next meeting will be on February 19, 2024.

Respectfully submitted,
Tom Bruno, GHADA Vice President

GHADA Minutes February 19, 2024

- III. Call to Order.** There were 9 Members and 6 Others.
- IV. Pledge of Allegiance recited.**
- VI. Approval of Minutes Mark Blake, President**
- VII. Treasurer's Report - Joe Hackman**
Checking Account beginning Balance \$3460.99. Activity: \$0.05 Interest.
- VIII. President's Report – Mark Blake**

4th of July – There will be a 8% to 10% increase in the cost of fireworks this year. We are currently working on raising money from businesses this year. We will require the support of the County Police and DelDot for the events. There is a need for volunteers throughout the day's activities.

IX. Legislative Reports

1. Janet Kilpatrick –

State Representative Mike Smith is working to fund money for the relocation of the

Hockessin sign near the Hockessin Book Shelf. The new sign will have wood posts and

be located further back to a more clear zone. New Castle County Paramedics are now

using whole blood from the Blood Bank of Delaware. Communities must leave

clearance for fire trucks and ambulances in their communities. On street parking must

be regulated to provide this clearance. There is a dire need for more new police

recruits within the County Police Force. The sewer bills were sent out late. The due

date for sewer bills has been extended to March 22 from an original due date of

February 29. There is no additional fee for payment of sewer bills by credit card. For

the 10 Year Comprehensive Rezoning Plan, there was a motion passed to waive the

public hearing option and downgrade five areas to suburban.

VII. Land Use Report – as presented by Mark Blake, President & Land Use Chairman

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Meeting with Developer & adjacent homeowner associations in early March to review overall plans; landscaping; lighting, parking; etc..

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Work continues. Foundations are in and work is proceeding on the construction of the building as rough grading of the site has been pretty much completed. Final grading and landscaping to be installed once build out is completed (possible mid 2024)

“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.

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. 2022-0671-S)

VIII. Mike Katz -

A presentation was made by former State Senator Mike Katz. Mike announced that he will

be running for US Senator for the State of Delaware as an Independent. He will be seeking

the seat being vacated by Senator Carper with no affiliation to a political party.

IX. Hockessin Historical Society –

Pete Seely advised that snow removal costs have been around \$2000 so far this year.

There is a time capsule to be investigated at the school location on School Road.

X. Hockessin Business Association –

The HBA will have their monthly meeting tomorrow February 20 at the Lamborn Library

Starting at 6:30pm. Topics will include recycling and supporting kids.

XI. Old Business / New Business

Dick Saunders made a presentation on the status of the Harmony at Hockessin

construction on McGovern Road. The topography of the building is extremely high due to

the foundation being starting at an elevation of approximately 30 feet above the street

level of McGovern Road. The result will make this building the highest elevation structure

in Hockessin.

The meeting was adjourned after the Harmony at Hockessin presentation. The next meeting will be on March 18, 2024.

Respectfully submitted,
Tom Bruno, GHADA V ice President

- V. Call to Order.** There were 9 Members and 6 Others.
- VI. Pledge of Allegiance recited.**
- X. Approval of Minutes Mark Blake, President**
- XI. Treasurer's Report - Joe Hackman**
Checking Account Balance \$3511.01. Activity: \$50.00 Dues; \$0.02 Interest.
- XII. President's Report – Mark Blake**
4th of July – There is a 50% deposit due on April 1st for the Fireworks. A suggestion was made to look for a Marching Band for the Parade. It was recommended that there be a \$5 charge to park on the grass along Valley Road on the former McGrellis property. There is a need for volunteers throughout the day's activities.
- XIII. Legislative Reports**
There were no Legislators present at the meeting.

VII. Land Use Report – as presented by Mark Blake, President & Land Use Chairman

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Meeting with Developer & adjacent homeowner associations in early March to review overall plans; landscaping; lighting, parking; etc. Meeting held last week to go over additional details for landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. Should have more details next month. Richardson's will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

"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 having a new Historic Marker placed there. The house to be included in the overall community plan. The last of the two residential homes on Valley Rd, was demolished and sites graded.

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. 2022-0671-S)

VIII. Hockessin Historical Society –

Pete Seely and Darlene Amobi were not present at the meeting.

IX. Hockessin Business Association –

The HBA will have their monthly meeting tomorrow March 19 at the CCA (Center for the Creative Arts) starting at 6:30 pm.

X. Old Business / New Business

There was discussion of the flooding issues at the Swift Park parking lot. The flooding has resulted in a lot of mud in that area and the overflow area.

Mike Katz discussed the introduction of HB350 in the House of Representatives. This bill would result in 5 politically appointed members on the Diamond State Hospital Review

Board. This bill could have an impact on healthcare costs in Delaware.

XI. Good of the Order

It was suggested that there be a Political Forum for Candidates at the June meeting. GHADA Board Member elections will occur at the May meeting.

The meeting was adjourned. The next meeting will be on April 15, 2024.

Respectfully submitted,
Tom Bruno, GHADA V ice President

GHADA April 15, 2024 Meeting

- I. The meeting was called to order by GHADA. President, Mark Blake. 9 Members and 9 others attended
- II. The Pledge of Allegiance. was recited.
- III. Approval of Minutes by Tina Goldrick, Secretary.
- IV. Treasurer's Report by Joe Hackman=under separate email
- V. Hockessin 4th of July(Thursday, July 4th)Relays-Parade=Fireworks. There is a website for banners for the parade. It is a day long event. Beverages are provided. Two food trucks Will be provided. Anyone over the age of 16 can help- they will get a vest.
- Vi. Legislative Report and Elected Officials
 - (a) Janet Kilpatrick-The County passed a recommendation for pollinator gardens. The rule is on the website. It has to have a perimeter. The recorder of deeds has a portal. It allows people to see all. land transaction records. Three Counties are doing paramedic needs. Paramedics now get 30 percent. People will be getting assessments in the Fall and will have one year to appeal. There were 30,000 appeals in 1980.

(b). Mike Smith - May 22 @6pm there is a water study. Mill Creek Stoney Batter needed two week extension. The Delaware part is the valley to the Yorklyn Bridge. The workshop at the Pal May 6-7. 2 Stones showcase HB350=a six person Panel. The second at the Wall. Going to have a large program to approve medical area, when they have no medical background. School Board Elections will be May 14th.

VII. Land Use Report-Mark Blake, GHADA President, Land Use President.

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Meeting with Developer & adjacent homeowner associations in early March to review overall plans; landscaping; lighting, parking; etc. Meeting held last week to go over additional details for landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. Should have more details next month. Richardson's will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

"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 having a new Historic Marker placed there. The house to be included in the overall community plan. The last of the two residential homes on Valley Rd, was demolished and sites graded.

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.

VIII. Hockessin Historical Society(HSS). Pete Seely- Working on Juneteenth. Shirley Beulah is marketing.The property is not eligible for snow removal. Fire estimates need too be reviewed. They are working on a security system.

IX. Hockessin Historical Society(HHS).Bill Hutchinson. Meeting here tomorrow. 6:30 social, meeting 7:00.

X. New Business-Signs are being worked on. Elections are next meeting. Fundraisers begin in May.

XIIMeeting was adjourned,

NEXT MEETING IS the 3RD Monday, May 20 at 7:00

Respectfully submitted. Tina Goldrick, Secretary GHADA

GHADA Minutes
May 20, 2024

I. Call to Order. President Mark Blake. 12 Members and 10 others presents.

II. Pledge of Allegiance was recited

III. Approval of Minutes=Tina Goldrick Secretary

IV. Treasurer's Report- Joe Hackman

Treasurer's Report:

Cash- Checking Acct.	\$325407	
Revenue		
Member Dues.	\$50.	
Interest.	\$00,13.	
Total Revenue		50.13
Expenses		
	Post Office Box-	
	Website	(\$232)
	Donation- Hockessin 4th of July.	(\$ 25)
	DE Franchisee Tax.	
, Total Expense].		(\$257)

Net Income{Loss}.

(206.87)

V. Hockessin Station = Update by BlenheimHomes They are increasing the family lot sizes and reducing the number of homes from 15 to 11. By the end of June, the plan will be submitted. By early June of next year, homes should be up, maybe by the third quarter. The homes will start at \$700,000. A soil reclamation program was reviewed.

VI. Hockessin 4th of July-Mark Blake, GHADA President-The parade will be held Thurs, July 4. The help is needed for fundraising and Group donations. and Fireworks are needed for the relays, parade and fireworks.

Vii. Legislative reports - State Sen. Dave Sokola

Sen. Sokola serves on the Delaware Foundation for Science, Math & Technology Education, and is a member of the Delaware Economic and Financial Advisory Council, a panel of state officials and economists who study the state's fiscal outlook and project anticipated revenues.

He mentioned the Juneteenth 2024. It will be held Wednesday, June 19th from 7-9:30 at the Hockessin Memorial Hall. This event is free and open to the public. He discussed State finances. He also discussed potential CO2 solar panels being developed at Bloom Energy.

Viii. Land Use - Mark Blake, President

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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.

However, the developer stated that he is still going to build the office building that he originally planned and received approval for.

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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Meeting with Developer & adjacent homeowner associations in early March to review overall plans; landscaping; lighting, parking; etc. Meeting held last week to go over additional details for landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. The Richardson's nursery will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

“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 having a new Historic Marker placed there. The house to be included in the overall community plan. Minor updates to record plan presented tonight, Reducing total number of homes from 147 down to 143, being done in the single-family section.

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. 2019-0083S)

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. 2021-0653S)

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. 2022-0671-S)

End Report _____

IX Hockessin Historical Society Pete Seely- The Juneteenth 2024 Event was reviewed. It will be held on Wednesday, June 19th from 7-9pm at Hockessin Memorial Hall.

X. Hockessin Business Association -Bill Hutchinson-Meetings are 3rd Tuesday.

XI Election of GHADA Board Members Trish Cavender - All 11 Members were called and none responded. These people were added to the Board, whose term expired this year: Mark Blake, LuAnn D'Agostino, Sheila Dixon, Margaret Eipper were in attendance. All current Members of the Board were re-elected.

XII. Old Business/New Business- Mark review the attachments to DLP lights 28-32.

George Roach would like Stories to share good news. There are online editions.

REMINDER - 4TH OF JULY ACTIVITIES RUN RAIN OR SHINE

Respectfully submitted, Tina Goldrick, GHADA Secretary

Next Meeting June 17th @7 PM.

- I. Call to Order President Mark Blake 9 Members and 3 others were present.
- II. Pledge of Allegiance was recied..
- III. Approval of Minutes by Tom Bruno.
- IV. Treasurer's Report

Expenses. ,	272.00
Total Expenses=.	(257)
Ending Balance.	3304
- V. Overlook of proposed new cell tower at Trinity Church will. have a backup generate to allow service during power outages. tower will replicate a tall pine tree.
- VI. Hockessin 4th of July-Relays, Parade, Beer, Food Trucks, Live music, fireworks
 - 1. Volunteers needed
 - 2. Fundraising and donations
- VII Legislative report: Janet Kilpatrick -County Councilwoman -In the last couple of weeks there has been lots of name calling. with Centerville. We don't want to become. Centerville! Fire Tax study for all counties will be completed in October . Counties will help if necessary . Two gun safety laws: No firearms in Gov. buildings, including rental properties. Safety improvements include more video cameras, security, ballards in front of buildings. Marijuana permits will 'soon be available to sell and grow. All storm water and open space will be the responsibility of the County, not retroactive .
- VII. Land Use -Mark Blake President
 - Greater Hockessin Area Development Association**
 - Land Use Report – June 17, 2024

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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. However, the developer stated in May that he is still going to build the office building he originally planned and received approval for.

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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Met with Developer & adjacent homeowner associations (March) to review overall plans; landscaping; lighting, parking; etc. Another meeting was held in April/May to go over additional details; landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. Richardson's nursery will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

"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 having a new Historic Marker placed there. The house to be included in the overall community plan. Minor updates to record plan presented tonight, Reducing total number of homes from 147 down to 143, being done in the single-family section.

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.

Proposed Cell Phone Towers in area

There are three (3) proposed, new cell phone towers that are being planned for installation in the Hockessin area. The first will be on the County's PAL center property and will have backup generator power and is proceeding through the Land Use process.

The second is proposed for the Trinity Church property on Lancaster Pike (Rt 48) at the rear of the property, near Coffee Run Condos and will be a faux pine tree tower, also with backup generator power.

The 3rd will be located in Yorklyn on the hill across from the former Garret Snuff Mills (Dew Point Brewery/Garrison's Bike Shop and next to the former Garrett Mansion and will be a faux farm windmill design.

All of these will be Verizon cell sites, but other cell service providers will also share the towers for cell service on them. The GHADA Executive board is supportive of these new cell towers as they will provide vastly improved cell coverage in the Hockessin area, with more coverage and capacity for making and receiving emergency services calls (911) and by citizens alike. We urge the GHADA board and community to also support the installations at these locations.

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. 2022-0671-S)

IX, Hockessin Historical Society Pete Seely-Wants everyone to come to the Juneteenth meeting.

X. Hockessin Business Association-Bil Hutchins. - Eric Starrett will be speaking on Tuesday at Dew Point.

Respectfully submitted,

Tina Goldrick, secretary

GHADA minutes for September 16, 2024

I. Call to Order President Mark Blake 8 Members and 6 others were present.

II. Pledge of Allegiance was recited..

III. Approval of Minutes by Tina Goldrick

IV. Treasurer's Report - to be reviewed next month. deferred to November

V. Hockessin fourth of July-Recap of 2024 and preliminary plans for 2025 and 2026.

Hockessin 4th of July-Relays, Parade, Beer, Food Trucks, Live music, fireworks

1. Volunteers needed

2 Fundraising and donations

VII Legislative report: Janet Kilpatrick -County Councilwoman -No sewer and no tax hikes are planned. Reassessment letters will be coming out in October or November with final reassessment value. Homeowners will have one year to appeal assessments. The impact of school taxes was discussed. Firefighter study will be completed by the end of October to **determine if a County fee will be implemented.**

There are 21 Fire companies in Delaware.

VII. Land Use -Mark Blake

President No recent updates, except for the Yorklyn projects complaints; the five year meetings and project reviews were noted.

Greater Hockessin Area Development Association

Land Use Report – June 17, 2024

NVF Master Plan - Yorklyn

No recent work in process

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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. However, the developer stated in May that he is still going to build the office building he originally planned and received approval for.

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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Met with Developer & adjacent homeowner associations (March) to review overall plans; landscaping; lighting, parking; etc. Another meeting was held in April/May to go over additional details; landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. Richardson's nursery will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

"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 having a new Historic Marker placed there. The house to be included in the overall community plan. Minor updates to record plan presented tonight, Reducing total number of homes from 147 down to 143, being done in the single-family section.

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. **Proposed Cell Phone Towers in area**

There are three (3) proposed, new cell phone towers that are being planned for installation in the Hockessin area. The first will be on the County's PAL center property and will have backup generator power and is proceeding through the Land Use process.

The second is proposed for the Trinity Church property on Lancaster Pike (Rt 48) at the rear of the property, near Coffee Run Condos and will be a faux pine tree tower, also with backup generator power.

The 3rd will be located in Yorklyn on the hill across from the former Garret Snuff Mills (Dew Point Brewery/Garrison's Bike Shop and next to the former Garrett Mansion and will be a faux farm windmill design.

All of these will be Verizon cell sites, but other cell service providers will also share the towers for cell service on them. The GHADA Executive board is supportive of these new cell towers as they will provide vastly improved cell coverage in the Hockessin area, with more coverage and capacity for making and receiving emergency services calls (911) and by citizens alike. We urge the GHADA board and community to also support the installations at these locations.

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. 2019-0083S)

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. 2021-0653S)

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. 2022-0671-S

IX, Hockessin Historical Society Pete Seely-Wants everyone to come to the Juneteenth meeting. Biggest. issue is age of the building. Working on developing more programs. They are looking for local artifacts to display.

X. Hockessin Business Association-Bill Hutchins. Halloween in Hockessin. will be from 11 a.m. to 3 p.m. on Saturday October 26th. The next meeting will be October 15th. at 6:30 p.m. at Wild Birds Unlimited.

XI. New Business. Mike Katz, Independent candidate for US Senate, spoke briefly.

Respectfully submitted,

Tina Goldrick, secretary

GHADA minutes for October 21, 2024

I. Call to Order President Mark Blake 8 Members and 6 others were present.

II. Pledge of Allegiance was recited..

III. Approval of Minutes by Tina Goldrick

IV. Treasurer's Report - Joe Hackman

Cash-Checking Account-Ending balance. is \$3,465.06. Members are asked to submit their dues.

V. Hockessin-Steve Pickering, candidate for 12 district state senate seat briefly spoke.

VII Legislative report: Janet Kilpatrick -County Councilwoman -there are two items from the recorder of Deeds office. Alert Me is available to recognize any changes to your deed. You need to sign up at the deeds office website. if you have a house alarm, you need to register it with the office in order not to be fined. Homeowners and community associations need to access the portal on the recorder of deeds website to have all community documents in the portal. Legislation has been passed on gun shops locations and precautions required for safety. DRAC-5 people have been submitted for approval. County executive will determine president. If interested contact Janet or Mark. Potential reviews include Hartnett building and Starbucks construction.

VII. Land Use -Mark Blake President-Mark discussed the Wells Fargo bank sale or lease that expired and the different options being considered for the Hartnett building.

Greater Hockessin Area Development Association
Land Use Report – October 21, 2024

Wells Fargo Bank – Lancaster Pike

Property is listed for sale at \$2.7 Million with 6,000 SqFt building (retail) and property totaling ~3.53 Acres with a CR zoning classification. Property owners are Hartefeld L.P c/o Wachovia Corp – Thompson Reuters in Carlsbad, CA. Word on the street is that property will be raised and new two-story building is planned with retail on ground floor with offices on 2nd floor – purely speculative at this point in time.

NVF Master Plan- Yorklyn

No recent work in process - other than the County has issued building permits for Quarry Walk townhomes on Yorklyn Rd.

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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. However, the developer stated in May that he is still going to build the office building he originally planned and received approval for.

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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Met with Developer & adjacent homeowner associations (March) to review overall plans; landscaping; lighting, parking; etc. Another meeting was held in April/May to go over additional details; landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. Richardson's nursery will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

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 (6) as most have been sold and are only awaiting construction permits & completion.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

“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 having a new Historic Marker placed there. The house to be included in the overall community plan. Minor updates to record plan presented tonight, Reducing total number of homes from 147 down to 143, being done in the single-family section.

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. **Proposed Cell Phone Towers in area**

There are three (3) proposed, new cell phone towers that are being planned for installation in the Hockessin area. The first will be on the County's PAL center property and will have backup generator power and is proceeding through the Land Use process.

The second is proposed for the Trinity Church property on Lancaster Pike (Rt 48) at the rear of the property, near Coffee Run Condos and will be a faux pine tree tower, also with backup generator power.

The 3rd will be located in Yorklyn on the hill across from the former Garret Snuff Mills (Dew Point Brewery/Garrison's Bike Shop and next to the former Garrett Mansion and will be a faux farm windmill design.

All of these will be Verizon cell sites, but other cell service providers will also share the towers for cell service on them. The GHADA Executive board is supportive of these new cell towers as they will provide vastly improved cell coverage in the Hockessin area, with more coverage and capacity for making and receiving emergency services calls (911) and by citizens alike. First (2) have been approved, Yorklyn awaiting review by County's Historic Review Board.

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

Council District 3 – Active Plans (2023 – present)

East side of Limestone Road, 1300 feet north of Paper Mill Road.

Resubdivision Plan to eliminate Lot 93 to convert to private open space stormwater management area and eliminate sanitary sewer easement to Lot 93. Dennison Ridge. St Zoning. (App. 2023-0179-S)

South side of Yorklyn Road, 500 feet east of Lancaster Pike.

Minor Land Development Plan to consolidate tax parcels to construct a 211 square foot addition, demolish a greenhouse, and construct a 7,500 square foot building and associated improvements. Richardson's Hockessin. HT and CR Zoning. (App. 2023-0268-S)

West side of Loveville Road and Old Wilmington Road intersection.

Site Plan to provide new synthetic turf athletic fields in replacement of existing fields with associated improvements and sidewalk and drainage upgrades. Wilmington Christian School Athletic Field Renovations. S Zoning. (App. 2023-0290-S)

East side of Paper Mill Road, 996 feet south of Possum Park Road.

Major Land Development Plan to eliminate lot lines to construct a 108,000 square foot assisted living facility with access driveways, parking, and surrounding site features. Louviers Assisted Living. CR Zoning. (App. 2023-0312-S)

North side of Possum Hollow Road, 1,050 feet east of Possum Park Road.

Site Plan to show existing structures and site condition to establish site as an existing nonconforming use. Big Gate LLC. NC15 Zoning. (App. 2023-0463-S)

South side of Router 48, 1900 Feet South of Loveville Road.

Site Plan to construct a 150-foot tall telecommunications monopine tower. WIL Brackenville. S Zoning. (App. 2023-0539-S)

West side of Limestone Road, 865 feet north of Mendenhall Mill Road.

Major Land Development Plan to combine two parcels to construct a three-story, 83,050 squarefoot institutional residential facility with associated improvements. The Mews at 6060. NC21 Zoning. (App. 2023-0586-S)

West side of Creek Road, 300 feet north of Yorklyn Road.

Site Plan to construct a 180-foot-tall telecommunications windmill tower and associated equipment. WIL Swallow Hill. ON and H Zoning. (App. 2023-0613-S)

Northwesterly corner of the intersection of Southwood Road and Vintage Road.

Minor Subdivision Plan to subdivide existing residential lot into two additional building lots. 561 Southwood Road. NC21 Zoning. (App. 2024-0090-S)

South side of Lancaster Pike, east and west side of Hercules Road.

Resubdivision Plan to eliminate 19 lots and ROW in order to dedicate 35.71 acres to New

Castle County. Delaware National. S Zoning. (App. 2024-0113-S)

Northeasterly corner of Little Baltimore Road and Valley Road intersection.

Minor Land Development Plan for relocation of entrance and to construct a 2,550 square-foot building addition. Chinese American Community Center. S Zoning. (App. 2024-0151-S)

Property on south side of Limestone Road, west side of New Linden Hill Road and west and north side of Skyline Drive.

Minor Land Development Plan to modify a previously recorded plan to remove existing parking areas and add a 3,492 square foot convenience store with fuel canopy and associated improvements. Dash In – Pike Creek. CN Zoning. (App. 2024-0167-S)

Southwesterly corner of New Linden Hill Road and Pike Creek Boulevard.

Resubdivision Plan to convert ADA parking stall to trash enclosure space. Wawa Inc. – Store #831. CN Zoning. (App. 2024-0375-S)

West side of Pleasant Hill Road, 3100 feet north of Paper Mill Road.

Minor Subdivision Plan to subdivide property into four single family lots. 1055 Pleasant Hill Road. S Zoning. (App. 2024-0493-S)

South side of Paper Mill Road, 900 feet west of Limestone Road.

Major Rezoning Plan to rezone parcel from S to ST. Subdivide parcel into 31 age-restricted single-family attached townhouses and create Lot 1 for an existing single-family home. 1510 Paper Mill Road. S Zoning. (App. 2024-0502-S)

West side of Old Wilmington Road, east side of Loveville Road, North side of Lancaster Pike. Minor Land Development Plan for the reconfigurations of existing site entrance drive and parking areas, construct a new 296 s.f. guard building with site improvements. ACT Cokesbury Village. NCPUD Zoning. (App. 2024-0519-S)

VII' Hockessin Historical Society-Pete Seely. The newsletter has been updated and is available on the website. National Park signs have been approved for the Jackson house on route 41. Also for the old farmhouse off of Wilmington Road.

IX. Hockessin Business Association-Bill Hutchins-Halloween in Hockessin was very successful with 45 businesses participating. The goal for next year for meetings is to continue holding them at local businesses, a practice that started this year. The next meeting will be November 19 after the Lamborn Library.

X. Old Business/New Business. The Goldey Beacom ball field signs are for fundraising and any advertising is to thank contributors for donations to support programs on the field. Teams will be asked to not play loud music during warmup or practice time.

XI. Good of the Order

XII. Adjournment

Respectfully submitted,

Tina Goldrick, secretary

GHADA November 2014 meeting

- I. Call to order 11 Members 30 others
- II. Pledge of Allegiance - recited
- III. Approval of Minutes- Tina Goldrick, Secretary
- IV. Treasurer's Report -Joe Hackman - reported balance of \$3540.08 in account.
- V. Pierson's Ridge and Southwood
- VII. Legislative Report
 - a. Janet Kilpatrick-invited Senior Corporal Dorward, NCC police department to review ongoing safety concerns in Pierson's Ridge and Southwood communities. The consensus was a need by all parties to communicate with neighbors, NCC police and between communities.
- VIII Land Use Report - Mark Black President

Greater Hockessin Area Development Association
Land Use Report – November 18, 2024

Wells Fargo Bank – 7270 Lancaster Pike

Property is listed for sale at \$2.7 Million with 6,000 SqFt building (retail) and property totaling ~3.53 Acres with a CR zoning classification. Property owners are Hartefeld L.P c/o Wachovia Corp – Thompson Reuters in Carlsbad, CA. Word on the street is that property will be raised and new two-story building is planned with retail on ground floor with offices on 2nd floor – purely speculative at this point in time. Property is shown as being under contract.

Hartnett Law Building – 7301 Lancaster Pike

Property is listed for sale at \$1.085 Million with 5,480 SqFt Office Building and property and is currently shown as being under contract.

Walgreens – 2012 Brackenville e

Property is listed for sale at \$5,779,500 with 11,916 SqFt Retail Building and property and is currently shown as actively listed for sale. Note property is subject to a long-term lease contract which expires on February 29, 2029 (Triple net (NNN) lease with annual rent of \$462,360 that increases by 12.5% at each of the 3 and 5 year renewal options.

NVF Master Plan- Yorklyn

No recent work in process - other than the County has issued building permits for Quarry Walk townhomes on Yorklyn Rd.

Valley Rd & Little Baltimore – DELDOT widening project

Partial paving of Valley Rd was completed in December, otherwise no other changes 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. However, the developer stated in May that he is still going to build the office building he originally planned and received approval for.

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.

6042 & 6060 Limestone Rd, Major Redevelopment w/o rezoning

Residential apartments (4% low income) 80 Units, 3 stories, parking lots – Met with Developer & adjacent homeowner associations (March) to review overall plans; landscaping; lighting, parking; etc. Another meeting was held in April/May to go over additional details; landscaping and location of various aspects of the design.

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 filed mid-May 2023.

Currently awaiting the EPA and DNREC review and plan to address the previously identified PERC issues at this and other locations around the Hockessin area. There may be some additional cleanup (new high-tech methods) being looked at to completely eliminate any residual PERC that may still be underground. Richardson's nursery will be open for the 2024 season, but that property is still included in the redevelopment plans for both sites.

Valley Grove (Former Camoirano Mushroom House & Property)

Community is at final turnover point and NCC recently conducting their inspection this past Friday for Open Space and SWM areas. Small Artesian well site is also going in with a terra mat accessway to be behind the homes on the northern side Valley Rd. Total of 56 homes. A few lots remain (6) as most have been sold and are permits will be released by County for construction and sale, once inspection has been approved.

Harmony at Hockessin Senior Living Facility (McGovern Rd)

Construction continues on the building with progress moving along steadily. Final grading and landscaping to be installed once build out is completed (possible mid/late 2024)

“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 having a new Historic Marker placed there. The house to be included in the overall community plan. Minor updates to record plan presented tonight, Reducing total number of homes from 147 down to 143, being done in the single-family section.

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. **Proposed Cell Phone Towers in area**

There are three (3) proposed, new cell phone towers that are being planned for installation in the Hockessin area. The first will be on the County’s PAL center property and will have backup generator power and is proceeding through the Land Use process.

The second is proposed for the Trinity Church property on Lancaster Pike (Rt 48) at the rear of the property, near Coffee Run Condos and will be a faux pine tree tower, also with backup generator power.

The 3rd will be located in Yorklyn on the hill across from the former Garret Snuff Mills (Dew Point Brewery/Garrison’s Bike Shop and next to the former Garrett Mansion and will be a faux farm windmill design.

All of these will be Verizon cell sites, but other cell service providers will also share the towers for cell service on them. The GHADA Executive board is supportive of these new cell towers as

they will provide vastly improved cell coverage in the Hockessin area, with more coverage and capacity for making and receiving emergency services calls (911) and by citizens alike. First (2) have been approved, Yorklyn awaiting review by County's Historic Review Board.

End Report.....

VIII. Hockessin Historical Society-Pete Seely-Information reviewed in handout.

X.-Hockessin Business Society= Bill Hutchins-Will meet tomorrow night at Lamborn library/

XIV< Adjournment

Next meeting Monday Jan. 20th @ 7 pm/

Respectively Submitted - Tina Goldrick- Secretary