



Townsend Planning Commission Meeting Agenda
March 19th, 2025 @ 6:00 pm
Town Hall and via Conference Call
141 Main Street Townsend, DE 19734

6:00 pm – PC Meeting

Planning Commission Meetings will be held both in person and in a virtual format.

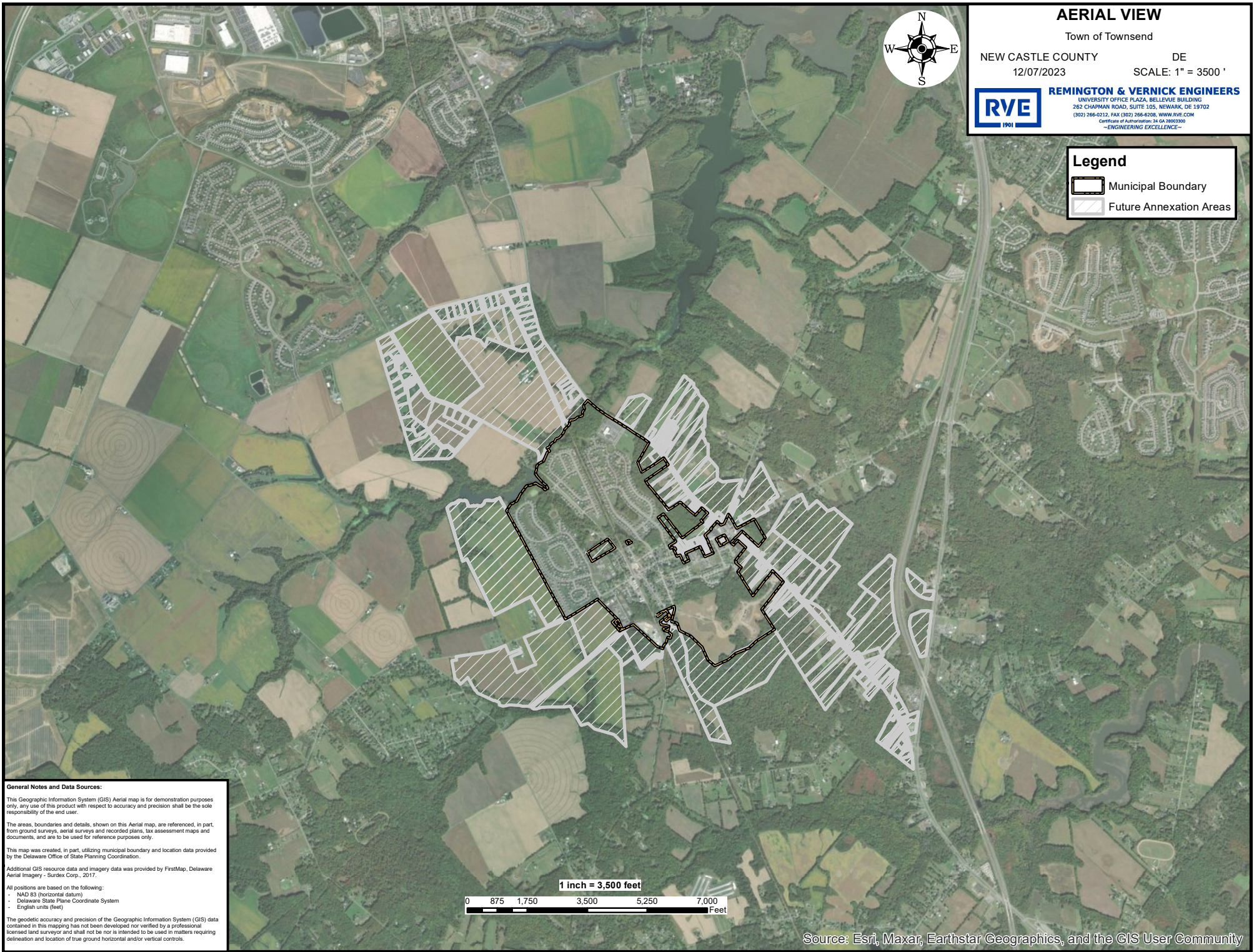
Those wishing to attend virtually may do so by accessing the link below. When directed, provide following meeting ID **255 225 688 402** and then the following password **PL9UU3sQ** to enter the meeting. If you choose to access the meeting online click the following link:

[Join the meeting now](#)

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDY1OGVmNmItMjk3Mi00ZWNILTk3ZWVtMTIyZGRiYzAzMDYx%40thread.v2/0?context=%7b%22id%22%3a%226ce99f30-e19f-43d9-9ac2-a0fb215d4c09%22%2c%22oid%22%3a%22e6950664-993a-4a08-9509-788f17785441%22%7d

Residents will be able to view documents posted to the meeting tab on the Town website at <https://townsend.delaware.gov> or by joining the meeting via computer.

- I.** Call to Order
- II.** Opening Ceremonies
 - A. Roll Call
 - B. Pledge of Allegiance
 - C. Visitor Acknowledgement
 - D. Additions/Changes to the Agenda
 - E. Announcements
- III.** Minutes from the February 12th, 2025 Planning Commission meeting to review and approve.
- IV.** Discussion with Middletown as it relates to our Future Growth, as part of PLUS recommendation of intergovernmental cooperation.
- V.** Review of PLUS (Preliminary Land Use Service) comment letter for Comprehensive (Comp) Plan Maps Amendment and draft a response letter.
- VI.** Review and discussion final edits to Code Chapter 24.
- VII.** Discussion of April meeting date and agenda.
- VIII.** Adjourn



AERIAL VIEW

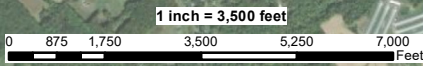
Town of Townsend
 NEW CASTLE COUNTY DE
 12/07/2023 SCALE: 1" = 3500'

RVE 1901
REMINGTON & VERNICK ENGINEERS
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 Certificate of Authorization, 34 GA 28003300
 —ENGINEERING EXCELLENCE—

Legend

- Municipal Boundary
- Future Annexation Areas

General Notes and Data Sources:
 This Geographic Information System (GIS) Aerial map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.
 The areas, boundaries and details, shown on this Aerial map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.
 This map was created, in part, utilizing municipal boundary and location data provided by the Delaware Office of State Planning Coordination.
 Additional GIS resource data and imagery data was provided by FirstMap, Delaware Aerial Imagery - Surlex Corp., 2017.
 All positions are based on the following:
 - NAD 83 (horizontal datum)
 - Delaware State Plane Coordinate System
 - English units (feet)
 The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

STRATEGIES FOR STATE POLICIES AND SPENDING

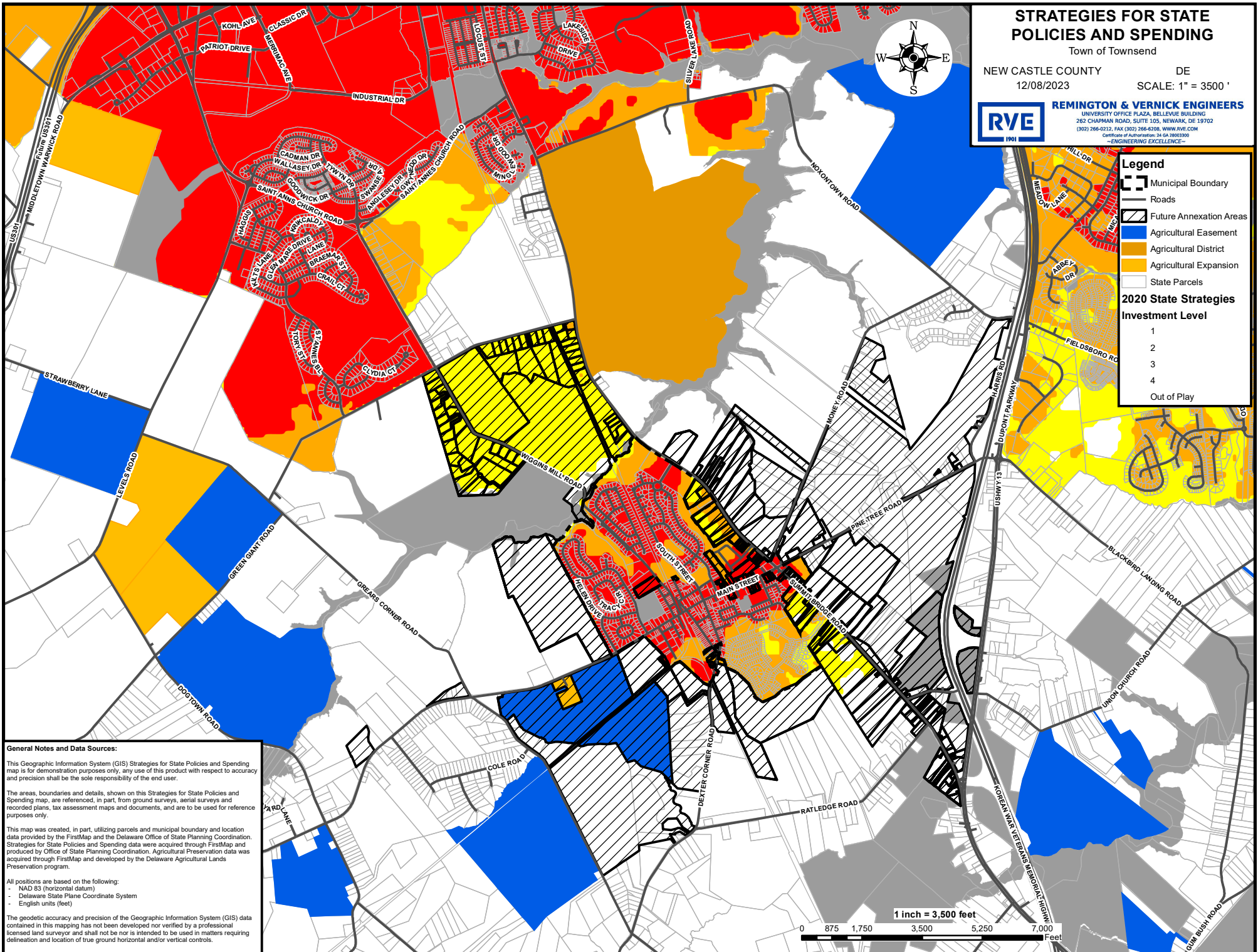
Town of Townsend

NEW CASTLE COUNTY
12/08/2023

DE
SCALE: 1" = 3500'



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Legend

- Municipal Boundary
- Roads
- Future Annexation Areas
- Agricultural Easement
- Agricultural District
- Agricultural Expansion
- State Parcels

2020 State Strategies Investment Level

- 1
- 2
- 3
- 4
- Out of Play

General Notes and Data Sources:

This Geographic Information System (GIS) Strategies for State Policies and Spending map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

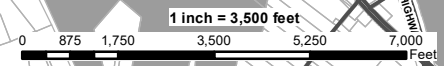
The areas, boundaries and details, shown on this Strategies for State Policies and Spending map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.

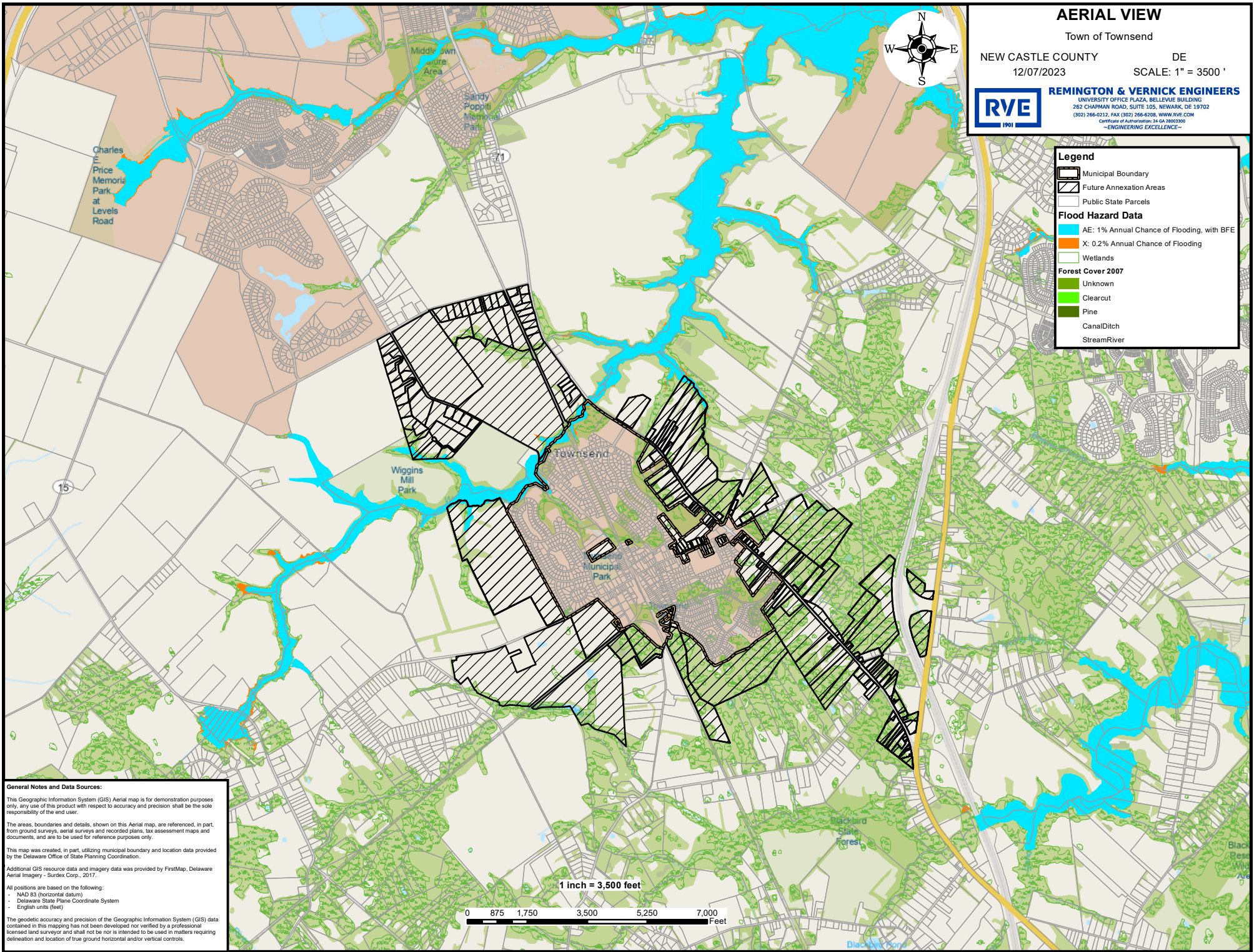
This map was created, in part, utilizing parcels and municipal boundary and location data provided by the FirstMap and the Delaware Office of State Planning Coordination. Strategies for State Policies and Spending data were acquired through FirstMap and produced by Office of State Planning Coordination. Agricultural Preservation data was acquired through FirstMap and developed by the Delaware Agricultural Lands Preservation program.

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AERIAL VIEW

Town of Townsend

NEW CASTLE COUNTY
12/07/2023

DE
SCALE: 1" = 3500'



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Legend

- Municipal Boundary
- Future Annexation Areas
- Public State Parcels
- Flood Hazard Data**
- AE: 1% Annual Chance of Flooding, with BFE
- X: 0.2% Annual Chance of Flooding
- Wetlands
- Forest Cover 2007**
- Unknown
- Clearcut
- Pine
- Canal/Ditch
- Stream/River

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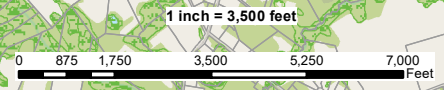
This map was created, in part, utilizing municipal boundary and location data provided by the Delaware Office of State Planning Coordination.

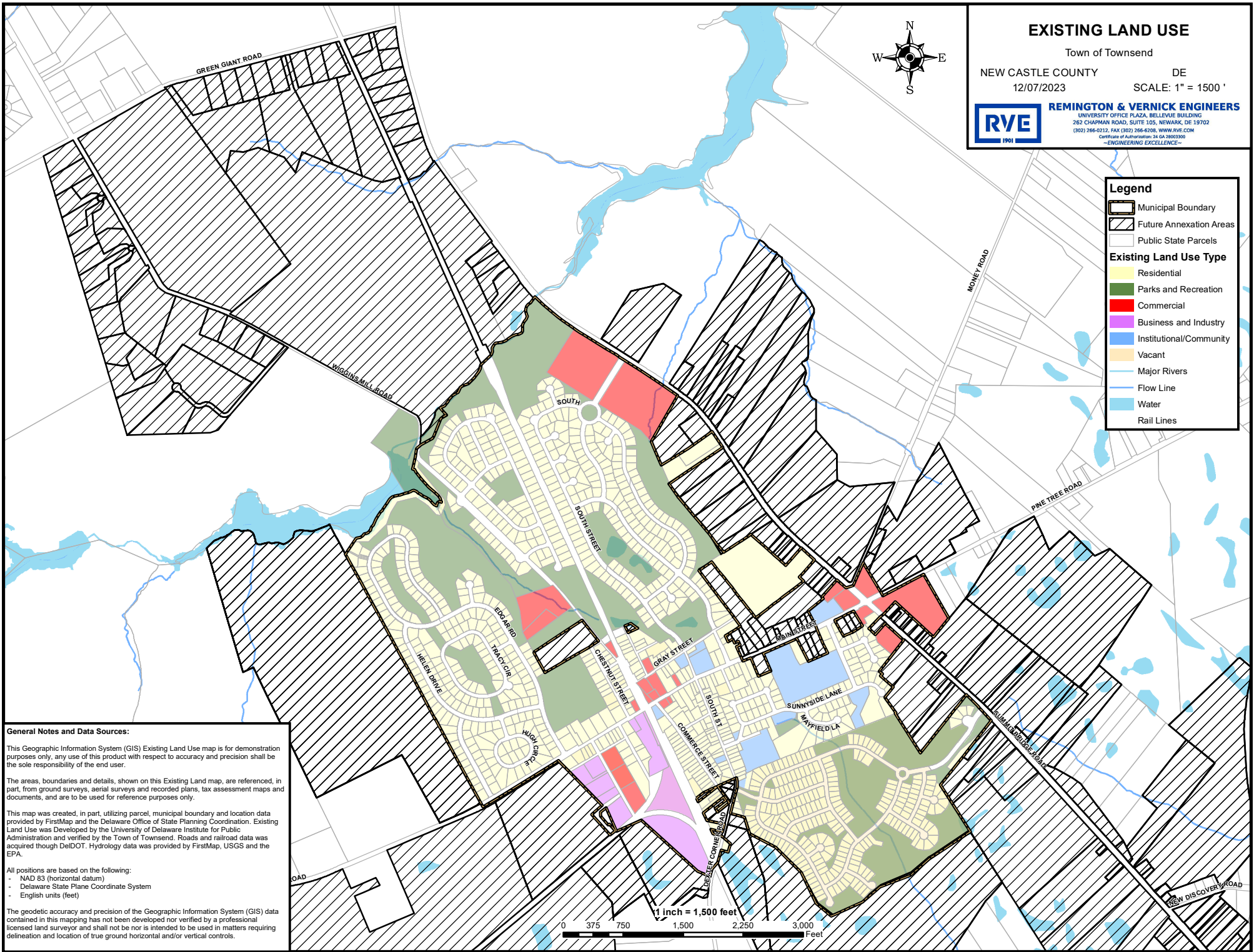
Additional GIS resource data and imagery data was provided by FirstMap, Delaware Aerial Imagery - Surdex Corp., 2017.

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EXISTING LAND USE

Town of Townsend
 NEW CASTLE COUNTY DE
 12/07/2023 SCALE: 1" = 1500'

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 —ENGINEERING EXCELLENCE—



Legend

- Municipal Boundary
- Future Annexation Areas
- Public State Parcels

Existing Land Use Type

- Residential
- Parks and Recreation
- Commercial
- Business and Industry
- Institutional/Community
- Vacant
- Major Rivers
- Flow Line
- Water
- Rail Lines

General Notes and Data Sources:

This Geographic Information System (GIS) Existing Land Use map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

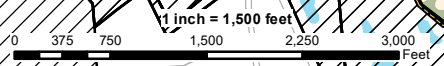
The areas, boundaries and details, shown on this Existing Land map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.

This map was created, in part, utilizing parcel, municipal boundary and location data provided by FirstMap and the Delaware Office of State Planning Coordination. Existing Land Use was Developed by the University of Delaware Institute for Public Administration and verified by the Town of Townsend. Roads and railroad data was acquired through DeIDOT. Hydrology data was provided by FirstMap, USGS and the EPA.

All positions are based on the following:

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FUTURE LAND USE & GROWTH & ANNEXATION AREAS

Town of Townsend

NEW CASTLE COUNTY
02/29/2024

DE
SCALE: 1" = 3500'

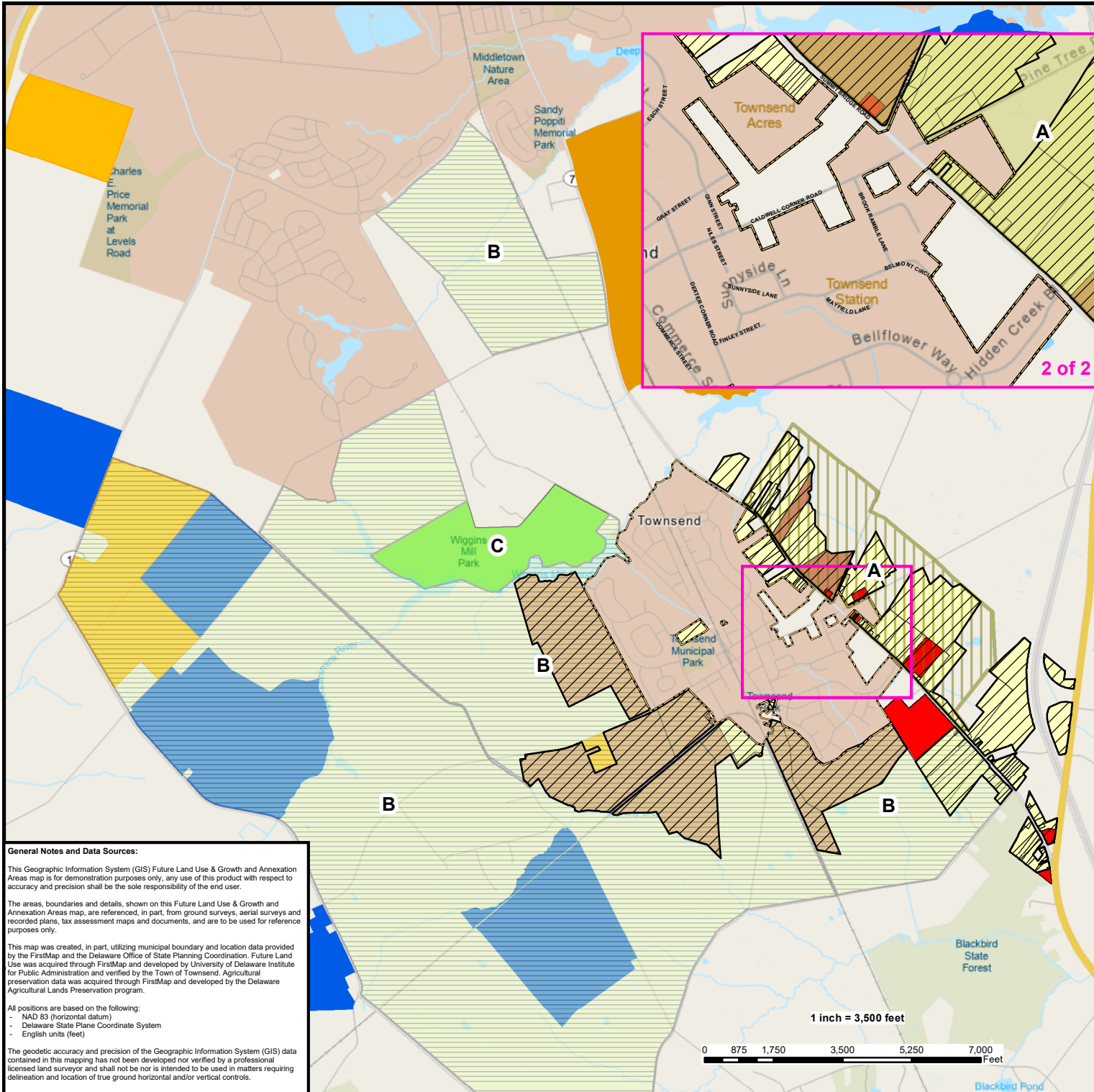


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—ENGINEERING EXCELLENCE—



Legend

- Municipal Boundary
- Future Annexation Areas (2024)
- Areas of Concern**
 - Area A - Partially Deed Restricted
 - Area B - Possible future greenbelt area, potential sending area for TDRs
 - Area C - Public Protected Lands
- Future Land Use**
 - Agricultural Easement
 - Agricultural District
 - Agricultural Expansion
 - Residential
 - Commercial
 - Industrial
 - Farmland
 - Institutional/Community
- Major Rivers**
 - Stream/River
 - Canal/Ditch



General Notes and Data Sources:

This Geographic Information System (GIS) Future Land Use & Growth and Annexation Areas map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

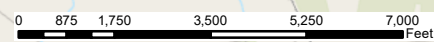
The areas, boundaries and details, shown on this Future Land Use & Growth and Annexation Areas map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.

This map was created, in part, utilizing municipal boundary and location data provided by the FirstMap and the Delaware Office of State Planning Coordination. Future Land Use was acquired through FirstMap and developed by University of Delaware Institute for Public Administration and verified by the Town of Townsend. Agricultural preservation data was acquired through FirstMap and developed by the Delaware Agricultural Lands Preservation program.

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1 inch = 3,500 feet



FUTURE LAND USE & GROWTH & TOTAL ANNEXATION AREAS

Town of Townsend

NEW CASTLE COUNTY

DE

03/12/2024

SCALE: 1" = 3500'



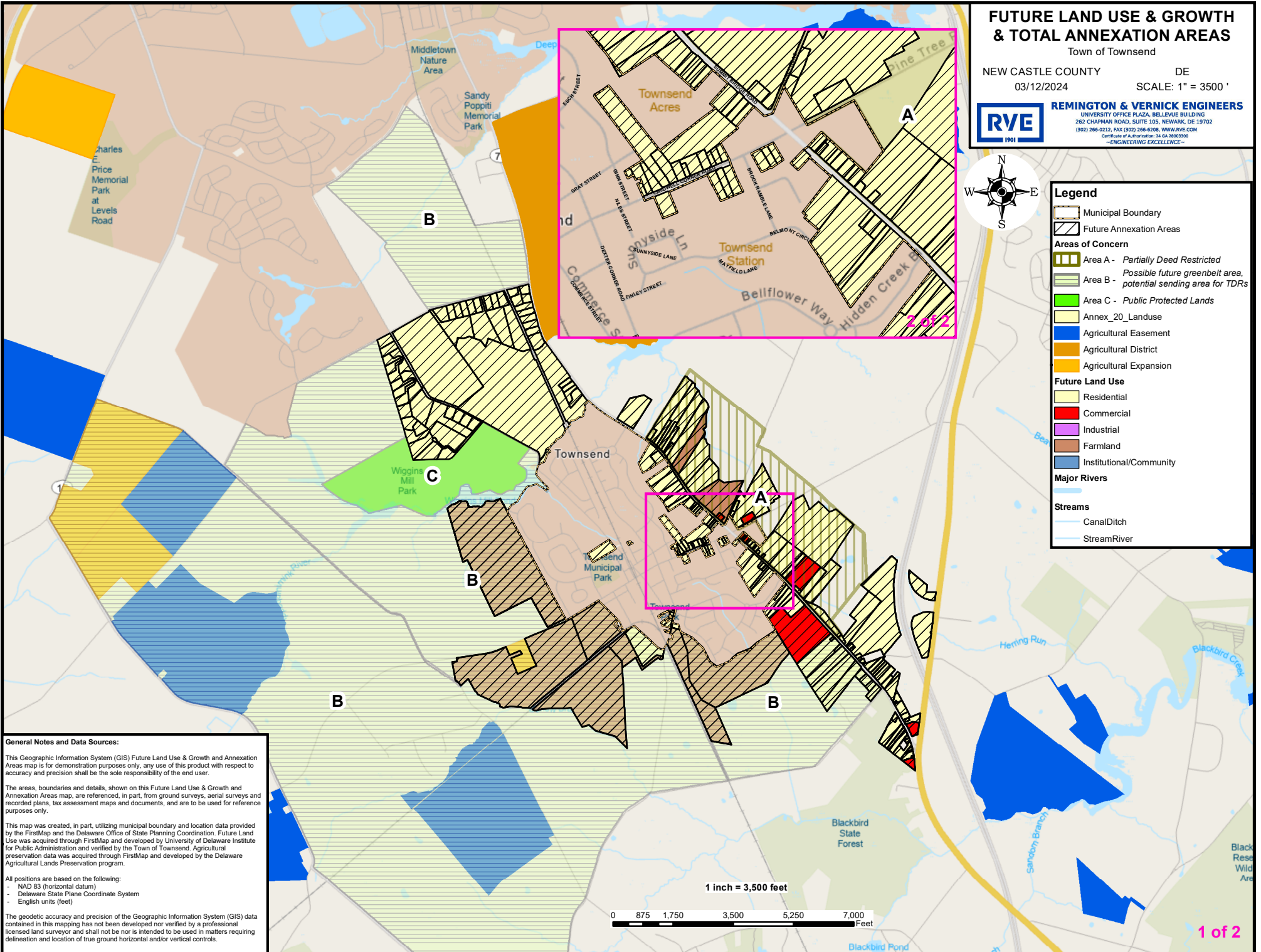
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Legend

- Municipal Boundary
- Future Annexation Areas
- Areas of Concern**
- Area A - Partially Deed Restricted
- Area B - Possible future greenbelt area, potential sending area for TDRs
- Area C - Public Protected Lands
- Annex_20_Landuse
- Agricultural Easement
- Agricultural District
- Agricultural Expansion
- Future Land Use**
- Residential
- Commercial
- Industrial
- Farmland
- Institutional/Community
- Major Rivers**
- Stream
- Canal/Ditch
- Stream/River



General Notes and Data Sources:

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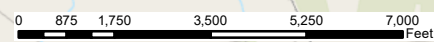
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1 inch = 3,500 feet



HISTORIC LOCATIONS

Town of Townsend

NEW CASTLE COUNTY

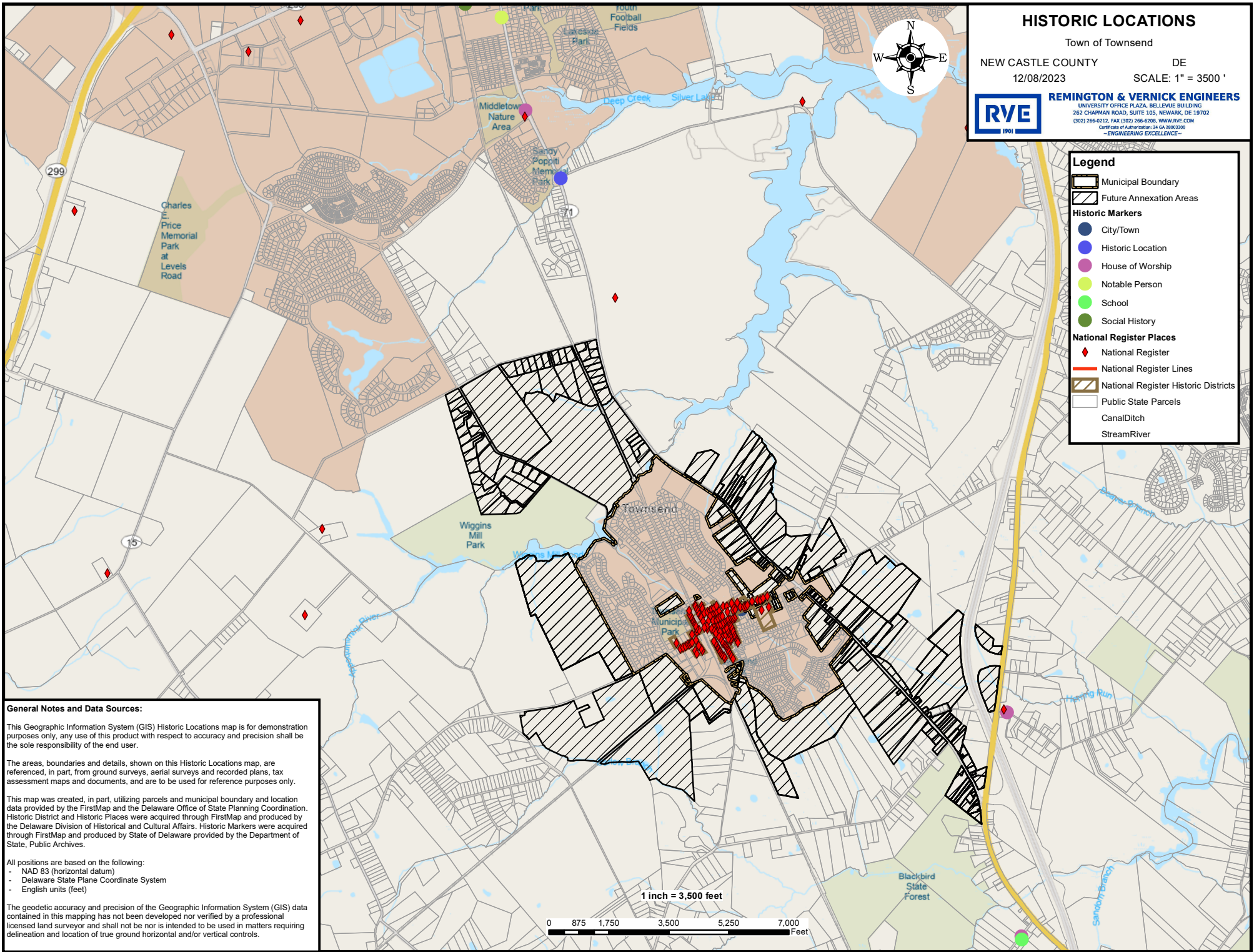
DE

12/08/2023

SCALE: 1" = 3500'



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Legend

- Municipal Boundary
- Future Annexation Areas
- Historic Markers**
 - City/Town
 - Historic Location
 - House of Worship
 - Notable Person
 - School
 - Social History
- National Register Places**
 - National Register
 - National Register Lines
 - National Register Historic Districts
 - Public State Parcels
 - Canal/Ditch
 - Stream/River

General Notes and Data Sources:

This Geographic Information System (GIS) Historic Locations map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The areas, boundaries and details, shown on this Historic Locations map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only.

This map was created, in part, utilizing parcels and municipal boundary and location data provided by the FirstMap and the Delaware Office of State Planning Coordination. Historic District and Historic Places were acquired through FirstMap and produced by the Delaware Division of Historical and Cultural Affairs. Historic Markers were acquired through FirstMap and produced by State of Delaware provided by the Department of State, Public Archives.

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TRANSPORTATION MAP

Town of Townsend

NEW CASTLE COUNTY DE

12/07/2023

SCALE: 1" = 3500'



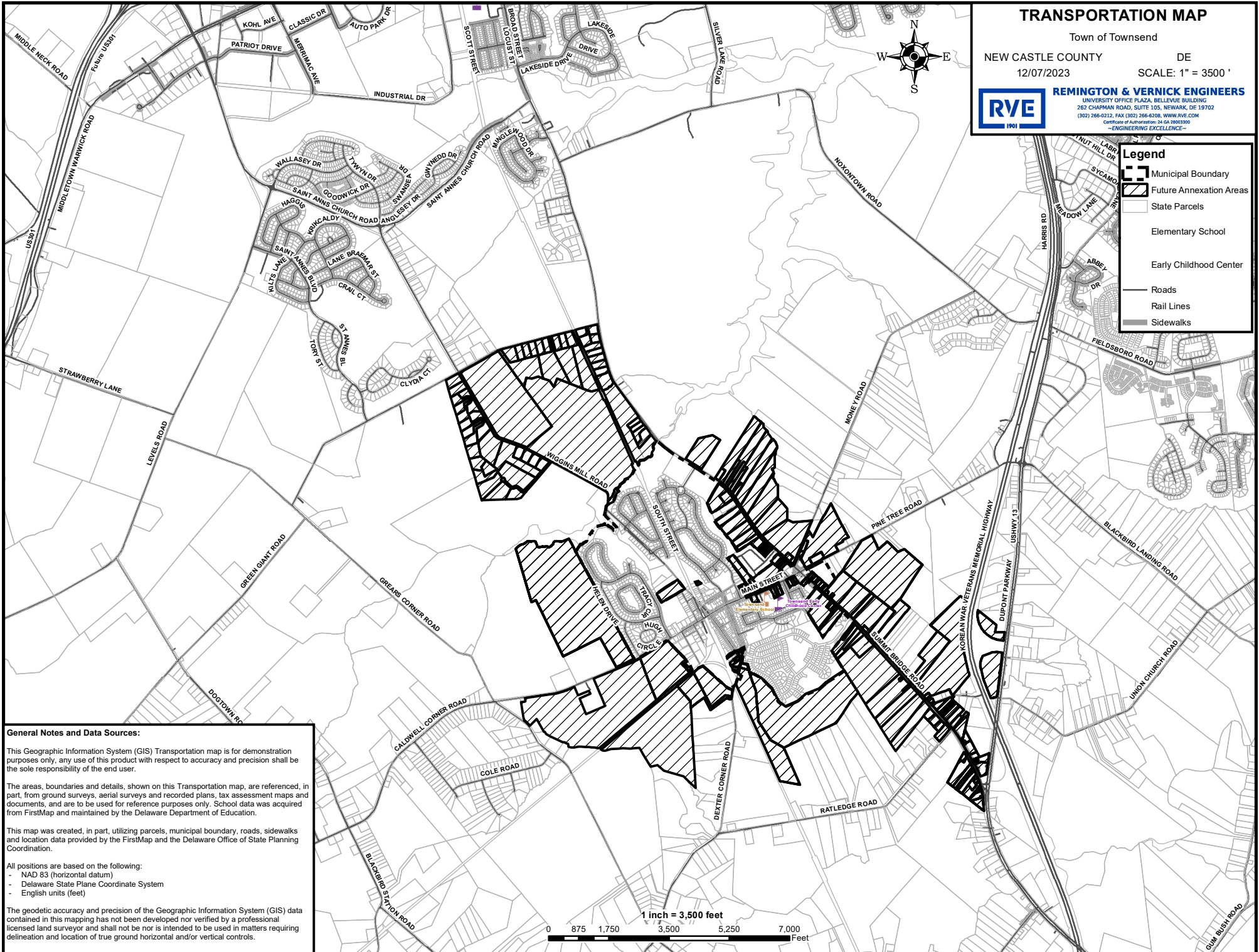
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Legend

- Municipal Boundary
- Future Annexation Areas
- State Parcels
- Elementary School
- Early Childhood Center
- Roads
- Rail Lines
- Sidewalks



General Notes and Data Sources:

This Geographic Information System (GIS) Transportation map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The areas, boundaries and details, shown on this Transportation map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for reference purposes only. School data was acquired from FirstMap and maintained by the Delaware Department of Education.

This map was created, in part, utilizing parcels, municipal boundary, roads, sidewalks and location data provided by the FirstMap and the Delaware Office of State Planning Coordination.

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