



**Townsend Planning Commission Meeting Agenda
September 21st, 2026 @ 6 pm
Town Hall and via Conference Call
141 Main Street Townsend, DE 19734**

6:00 pm – PC Meeting

- 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. **ACTION ITEM:** Discussion and Review with Potential Vote from Planning Commission on Future Growth Map.
- IV. **ACTION ITEM:** Discussion and Review with Potential Vote from Planning Commission on Comp Plan Edits.
- V. **ACTION ITEM:** Discussion and Review with Potential Vote from Planning Commission on Plus Response Letter with Potential Edits.
- VI. Discussion of next meeting date and agenda:
- VII. Adjourn:

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

Those wishing to attend virtually may dial **1(301)715-8592**. When directed, provide following meeting ID **827-6421-7575#** and then the following password **361631#** to enter the meeting. If you choose to access the meeting online click the following link:

<https://us02web.zoom.us/j/82764217575?pwd=aHI4RDhTZ0xjME1HV0ZOcHRxSHZ3QT09>

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.

From: John Holmes <jholmes@townsend.delaware.gov>
Sent: Tuesday, September 15, 2026 12:41 AM
To: Julie Goodyear
Cc: Kelsey Gallagher
Subject: Edits to Future Land Use Map
Attachments: Townsend-FLU-proposed-changes-A-and-B.pdf



Internal (jholmes@townsend.delaware.gov)



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Julie,

Here's the edits to the future land use map(s). I have two versions, and maps of both are attached.

Version A is the primary map proposal. It takes out parcels that are mostly wetland or State Natural Area, mainly along Summit Bridge Road.

Version B is the same plus about 590 acres of land west of town along Grears Corner, Dogtown and Caldwell Corner Roads, marked as Residential. I'd like the commission to discuss it as a direction for growth.

Version A

Remove from the future annexation areas map: 1401600003, 1401600008, 1401600009, 1401600038, 1401600039, 1401600040, 1401600041, 1401600042, 1401600043, 1401600044, 1401600045, 1401600046, 1401600058, 1401600066, 1401600067, 1401600068, 1401600070, 1401600071, 1401600072, 1401600073, 1401600074, 1401600075, 1401600077, 1401600078, 1401600079, 1401600223

Change land use: 1401500012 to Preserved, 1401600163 to Commercial

Add to the future annexation areas map as Residential: 2500400131

Version B, also add to the future annexation areas map as Residential: 1401500001, 1401500006, 1401500009, 1401500010, 1401500196, 1401500200, 1401500262, 1401500263, 1401500266

Version A: proposed changes

To the Town of Townsend 08/01/2026 Future Land Use & Growth & Annexation Areas draft. Removes parcels that are mostly wetland or State Natural Area from the future annexation areas.

WORKING DRAFT · 15 SEPTEMBER 2026

LAND USE, AS ON THE TOWN SHEET

- Residential
- Commercial
- Industrial
- Institutional/Community
- Preserved
- Removed from the future annexation areas
- Added to the future annexation areas
- Land use changed

OVERLAYS

- Wetlands
- State natural area
- Ag easement
- Town limits

Parcel lines: New Castle County parcel layer. Land use: read from the Town of Townsend 08/01/2026 Future Land Use & Growth & Annexation Areas draft. Wetland: Delaware FirstMap. Natural areas: State Natural Areas layer. Not a survey.

Version B: Version A plus growth west

Version A, plus farmland west of town along Grears Corner, Dogtown and Caldwell Corner Roads added to the future annexation areas as Residential, for commission discussion as a direction for growth.

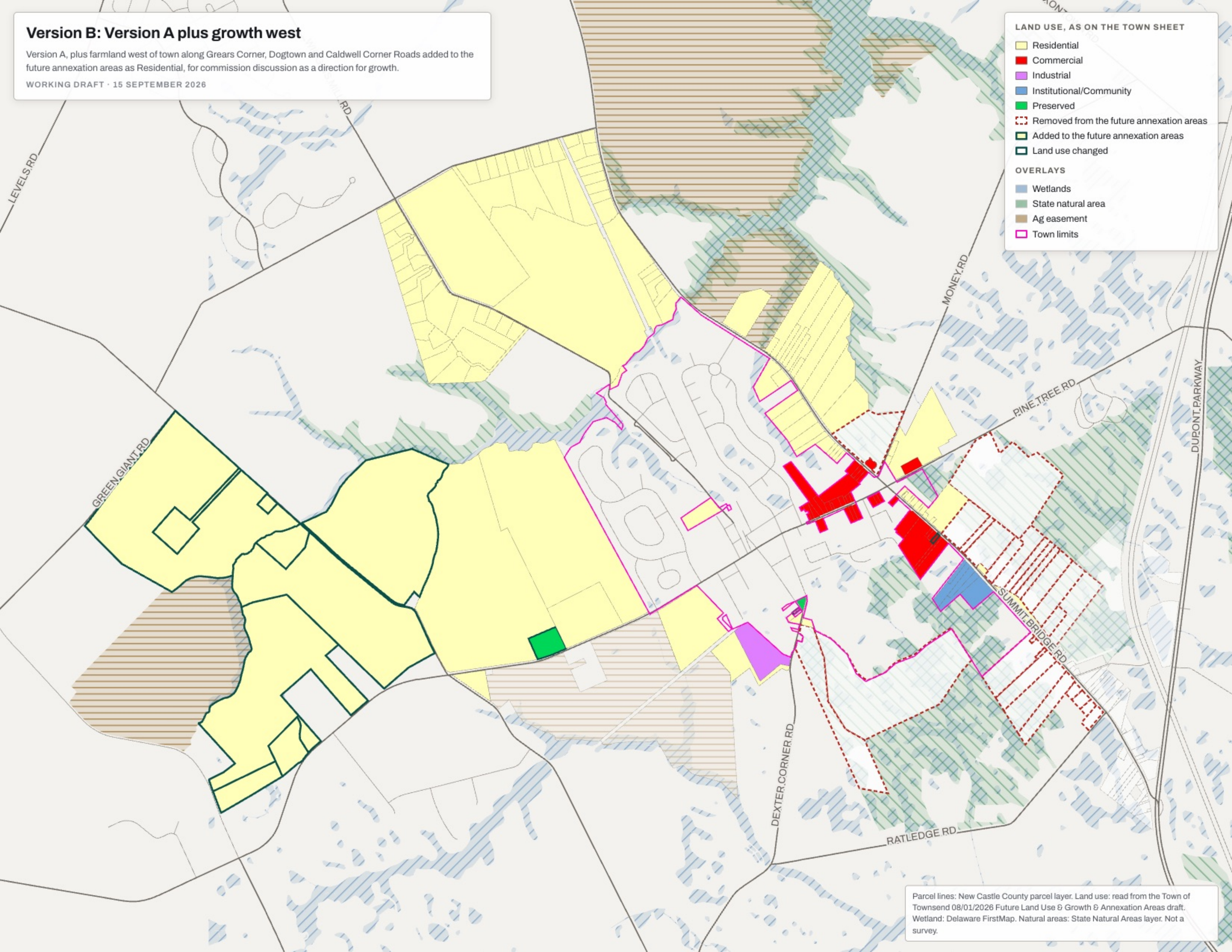
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