

AGENDA
NEW CASTLE COUNTY
PLANNING BOARD VIRTUAL BUSINESS MEETING

Tuesday, *March 23, 2021
(*Rescheduled from March 16, 2021)

9:00 A.M.

ZOOM Webinar log-in beginning at 8:45 A.M.
Log-in information for this meeting is as follows:

When: March 23, 2021 9:00 AM Eastern Time (US and Canada)
Topic: Planning Board Virtual Business Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82813091268?pwd=V3pLT21acjdRL1YreIBLZFZkenNLZz09>

Passcode: 005723

Or iPhone one-tap :

US: +13017158592,,82813091268# or +13126266799,,82813091268#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 6833

Webinar ID: 828 1309 1268

AGENDA

ROLL CALL

MINUTES – December 15, 2020 and February 16, 2021

DEFERRALS

App. 2020-0004-T. Text amendment to amend Chapter 40, Article 3 (“Use Regulations”) and Article 33 (“Definitions ”) regarding Industrial Uses. **Ord. 20-008 is a text amendment to amend Article 3 and Article 33 of the Unified Development Code regarding Industrial Uses.**

App. 2020-0475-T (Ord. 20-097). Ordinance 20-097 is a text amendment to amend New Castle County Code Chapter 40 regarding Article 2 ("Establishment of Zoning Districts"), Article 4 ("District Intensity and Bulk Standards"), Article 18 ("Byway Protection Overlay District"), Article 30 ("County Council and Administrative Bodies"), Article 31 ("Procedures and Administration"), Article 33 ("Definitions"), Appendix 1

("Application and Plan Requirements"), Appendix 2 ("Fees"), Appendix 6 ("Miscellaneous items") and to establish Appendix 8 ("Byway Overlay Area resources").

BUSINESS

App. 2020-0617-Z. Southern corner of Barley Mill Road and Kennett Pike intersection. Rezoning and PLUS review for **Penn's Grant at Crooked Billet** to rezone 2.87 acres from S (Suburban) to S and H (Historic) overlay zone. **Ord. 21-006 will rezone 2.87 acres from S to S and H and amend the 2012 Comprehensive Development Plan consistent therewith.** S to S and H Zoning. CD 2. Christiana Hundred. (T.P. 07-030.10-007)

App. 2020-0210-S/Z. East side of Route 301, 4,600 feet south of Boyds Corner Road. Exploratory Major Land Development Plan, Rezoning and PLUS review for **Pleasanton** proposes to rezone 5.81 acres from S (Suburban) to S and H (Historic) overlay and subdivide tax parcels 15-012.00-039 and 13-012.00-045 into 235 lots for single family detached dwelling units including an historic farmhouse dwelling with associated improvements utilizing the Open Space Subdivision, Option 2 development type. **Ord. 21-007 will rezone 5.81 acres from S to S and H and amend the 2012 Comprehensive Development Plan consistent therewith.** S to S and H Zoning. CD 12. St. Georges Hundred.

App. 2021-0007-SV. East side of Route 301, 4,600 ft. south of Boyds Corner Road. Subdivision variance requesting relief from Section 40.21.130.E to permit an individual residential lot with a driveway providing direct vehicular access onto a new street intended to serve one hundred and fifty (150) or more dwelling units. The requested variance is associated with the **Pleasanton** Major Subdivision (App. 2020-0210-S/Z). S Zoning. CD 12. St. Georges Hundred.

App. 2021-0086_. South Side of Dutch Neck Road, West of Route 9. Proposed Agricultural Preservation District in New Castle County. Agricultural Preservation Districts that meet State Code requirements 3 Del. C. § 907 and requires Planning Board approval following the Criteria of Del. C. § 908 (b) S Zoning. CD 12. St. Georges Hundred. (T.P. 13-004.00-005)

App. 2020-0664-T_(Ord. 20-112). Ordinance 20-112 is a text amendment to amend New Castle County Code Chapter 40 ("Unified Development Code"), Article 15 ("Historic Resources") relating to historic zoning of eligible New Castle County properties.

OTHER BUSINESS

Revised Rules of Procedure

REPORT OF COMMITTEES

REPORT OF GENERAL MANAGER

REPORT OF CHAIRMAN

OTHER BOARD MEMBER COMMENTS

COMMENTS FROM THE PUBLIC

ADJOURNMENT

Address comments by mail to: Department of Land Use, Zoning Section, 87 Reads Way, New Castle DE 19720 **or by email to:** LandUse@newcastlede.gov