

**AGENDA**  
**NEW CASTLE COUNTY**  
**PLANNING BOARD VIRTUAL BUSINESS MEETING**

**Tuesday, May 18, 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: May 18, 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/83357655456?pwd=aDJ4bVdnQ3MveURrTHp5bXF6RzIqUT09>  
Passcode: 846580

**Or iPhone one-tap:**

US: +13017158592,,83357655456# or +13126266799,,83357655456#

**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: 833 5765 5456

**AGENDA**

**ROLL CALL**

**MINUTES** – April 20, 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. 2020-0176-Z.** North side of South Cherry Lane, north east side of the intersection of Uniqema Boulevard and Cherry Lane. The purpose of this County-initiated rezoning is to change the zoning of parcel 10-015.00-021 as well as the west-most 4.185 acres of parcel 10-015.00-022 from HI (Heavy Industrial) to I (Industrial). **Ord. 21-007 will rezone 6.178 acres from HI to I and amend the 2012 Comprehensive Development Plan consistent therewith** HI to I Zoning. CD 10. St. Georges Hundred. (T.P. 10-015.00-021 and 10-015.00-022)

## **OTHER BUSINESS**

### **REPORT OF COMMITTEES**

### **REPORT OF GENERAL MANAGER**

### **REPORT OF CHAIRMAN**

### **OTHER BOARD MEMBER COMMENTS**

### **COMMENTS FROM THE PUBLIC**

### **ADJOURNMENT**

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### **\*\*\* PENDING APPLICATIONS \*\*\***

**App. 2021-0063-T (Ord. 21-009).** Ordinance 21-009 is a text amendment to amend New Castle County Code Chapter 40 ("Unified Development Code"), Article 4 ("District Intensity and Bulk Standards"), Article 5 ("Site Capacity and concurrency Calculations", Article 10 ("Environmental Standards"), Article 20 ("Subdivision and Land Development Design Principles"), Article 23 ("Landscaping, Trees, Plant Maintenance, and Erosion and Sediment Control"), Article 26 ("Administration"), Article 33 ("General Definitions"), Appendix 1 ("Application and Plan Requirements"), and Appendix 3 ("Plant Lists and Planting Guidance for New Castle County") relating to standards for enhanced forest resource preservation.

**PUBLIC RECORD OPEN** – The application below has already been presented at a public hearing. The public record is now held open for submission of written comments until June 3, 2018. The tentative date of the business meeting at which the Department and Planning Board will present recommendations is June 15, 2021.

**App. 2020-0712-S/Z.** Southwesterly corner of Churchmans Road and Gooding Drive. Exploratory Site Plan, Rezoning and PLUS review for **665 Churchmans Road** proposes to rezone 0.48 acres from NC6.5 (Neighborhood Conservation – 6,500 Square Foot Minimum Lot Size) to ON (Office Neighborhood) to permit the continued office use of the site. **Ord. 21-035 will rezone 0.48 acres from NC6.5 to ON and amend the 2012 Comprehensive Development Plan consistent therewith.** NC6.5 to ON Zoning. CD 1. White Clay Creek Hundred.

**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](mailto:LandUse@newcastlede.gov)

