

VIRTUAL PUBLIC HEARING AGENDA  
**\*REVISED 9/21/21**

RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE

Wednesday, September 22, 2021  
9:30 a.m.

In accordance with 29 Del. C. Section 10006A, New Castle County public hearings will be held as virtual meetings utilizing Zoom Webinar.

***NOTE: The Manager's Conference Room, located on the second floor of the Government Center at 87 Reads Way in New Castle, will be accessible during the scheduled hearing below for members of the public to attend in person.***

ZOOM Webinar log-in beginning at 9:15 A.M. Log-in information is listed below.

**When: September 22, 2021 9:30 AM Eastern Time (US and Canada)**

**Topic: RPATAC Virtual Public Hearing**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/82045892861?pwd=RldWUlhNQVhUVVW1EbTR6L0ViYmNwQT09>  
Passcode: 570334

**Or One tap mobile:**

US: +13126266799,,82045892861# or +19292056099,,82045892861#

**Or Telephone:**

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900  
6833 or +1 253 215 8782  
Webinar ID: 820 4589 2861

**AGENDA**

**Call to Order**

**Roll Call**

**Old Business**

**New Business**

**Applications:**

### 1. 711 Rockland Road

Council District 2

Address: 711 Rockland Road  
Rockland, Delaware 19732

711 Rockland Road requests a recommendation from the Committee to the Department of Land Use and the Board of Adjustment for a Resource Protection Standards variance from the provisions of Table 40.10.010 of the Unified Development Code in order to disturb 0.01± acres of Precautionary Slopes (50% Resource Protection Level) and 0.04± acres of the Prohibited Slopes (100% Resource Protection Level) in order to construct a detached garage. Applicant proposes landscaping improvements.

The property is zoned Neighborhood Conservation (NC-40), (App. 2021-0380), TP: 06-087.00-012.

### 2. Aspira of Delaware Charter Operations, Inc.

Council District 5

Address: 750 Otts Chapel Road  
Newark, Delaware 19713

Aspira of Delaware Charter Operations, Inc. requests a recommendation from the Committee to the Department of Land Use and the Board of Adjustment for a Resource Protection Standards variance from the provisions of Table 40.10.010 of the Unified Development Code in order to disturb 0.20± acres of the floodplain (100% Resource Protection Level) and 0.30± acres of the Riparian Buffer Area (RBA) (100% Resource Protection Level) in order to make necessary building, pedestrian access, and utility improvements for the site to operate as a high school. Applicant proposes landscaping improvements.

The property is zoned Industrial (I). (App. 2021-0421), TP: 11-008.00-126.

### 3. Blue Diamond Park, LLC. **\*This application has been postponed to a future hearing.**

Council District 12

Address: 765 Hamburg Rd. & 780 S. DuPont Hwy  
New Castle, Delaware 19720

Blue Diamond Park, LLC. requests a recommendation from the Committee to the Department of Land Use for a Resource Protection Standards variance from the provisions of Unified Development Code Section 40.10.160.B in order to construct 32% impervious cover in a Class C Wellhead (20% impervious cover permitted) in order to redevelop an extractive use facility with a 934,340 SF warehouse and associated improvements. Applicant proposes stormwater recharge and reforestation.

The property is zoned Extraction (EX), (App. 2021-0425), TP: 10-050.00-006 & 10-045.00-007.

**Other Business:**

N/A

**Comments from the Public**

**Adjournment**

Information is available in the Department of Land Use, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m. Monday through Friday, or call 395-5400 or on the County's website [www.nccde.org](http://www.nccde.org).