

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD VIRTUAL BUSINESS MEETING

Tuesday, October 19, 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: October 19, 2021 9:00 AM Eastern Time (US and Canada)
Topic: Planning Board Virtual Business Meeting

In accordance with 29 Del. C. Section 10006A, New Castle County Planning Board public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings in-person.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89834367059?pwd=ZHcwR3U5SlcyYkpVUWZDclBvRkpNQQT09>

Passcode: 775808

Or One tap mobile:

US: +13126266799,,89834367059# or +19292056099,,89834367059#

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Webinar ID: 898 3436 7059

AGENDA

ROLL CALL

MINUTES – September 27, 2021

DEFERRALS

BUSINESS

[App. 2020-0566-SZ](#). West side of Shipley Road, immediately south of Summerset Road. Exploratory Major Land Development Plan, rezoning, and PLUS review for Brandywine Country Club proposes to rezone 67.42 acres from S to ST and rezone 0.46 acres from S to CR; Open Space Planned subdivision of 41 single family detached units, 24 single family attached units; construct a 300 apartment unit subdivision as a stand-alone project apart from open space planned project; dedicate 43.91 acres to the Brandywine School District; demolish 7,020 s.f. of existing shopping center to construct 12,200 s.f. of new GFA within existing shopping center. **Ord. 21-090 will rezone 67.42 acres from S to ST, rezone 0.46 acres from S to CR, and amend the 2012**

Comprehensive Development Plan consistent therewith. S and CR zoning to S, ST, and CR zoning. CD 2. Brandywine Hundred (T.P. 06-040.00-004)

[App. 2021-0511-SV](#). West side of Shipley Road, immediately south of Summerset Road. Subdivision variance requesting relief from Section 40.21.130.C to permit a development that is intended to contain three hundred (300) or more dwelling units to be served by one entrance street. The requested variance is associated with the Brandywine Country Club Major Subdivision (App. 2020-0566-SZ). S and CR Zoning. CD 2. Brandywine Hundred.

[App. 2021-0229-DRC](#). East side of Concord Pike, North of Silverside Road. To amend a declaration of restrictions dated July 2, 1991 by BC Developments established when the property was rezoned for commercial retail uses. The proposed amendment for Concord Square Shopping Center is to increase the maximum allowable G.F.A to 241,000 square feet and increase the maximum allowable retail pad sites to 4. CR zoning. This amendment is associated with the **Brandywine Country Club** Major Subdivision (App. 2020-0566-SZ). CD 2. Brandywine Hundred (T.P. 06-040.00-004)

[App. 2018-0076-SZ](#). East side of Valley Road, approximately 2100 feet north of Limestone Road. Exploratory Minor Land Development Plan, rezoning, and PLUS review for Hockessin Commons proposes to rezone property from S to CN to construct a 10,341 s.f. one-story building with associated site improvements. **Ord. 18-129 will rezone 1.56 acres from S to CN and amend the 2012 Comprehensive Development Plan consistent therewith.** S Zoning. CD 3. Mill Creek Hundred (T.P. 08-012.00-032)

[App. 2021-0163-T](#) (Ord. 21-036). Ordinance 21-036 is a Text Amendment to the Comprehensive Development Plan to establish Chapter Community Area Master Plans; Rt 9, Claymont, Concord Pike and Southern New Castle County to amend the Future Land Use Map and Sewer Service Area maps consistent there with.

OTHER BUSINESS

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