

## AGENDA

### NEW CASTLE COUNTY

#### PLANNING BOARD VIRTUAL BUSINESS MEETING

Monday, September 27, 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: September 27, 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/82832523342?pwd=cGIVZmkvdFdBajczczM5MVQvcExNZz09>

Passcode: 046353

**Or One tap mobile:**

US: +13017158592,,82832523342# or +13126266799,,82832523342#

**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 3252 3342

## AGENDA

ROLL CALL

MINUTES – August 17, 2021

DEFERRALS

BUSINESS

[App. 2019-0633-SZ](#).<!--[if !supportNestedAnchors]--><!--[endif]--> Southeasterly corner of Route 273 and Route 1 Northbound. Exploratory Major Land Development Plan, Rezoning and PLUS review for Garrett Woods proposes to rezone 0.32 acres from ST (Suburban Transition) to ST and H (Historic) overlay and subdivide tax parcels 10-028.00-030 and 10-028.00-052 into 40 lots for single family detached dwelling units, 28 twin attached dwelling units, and 98 townhomes, including an historic lot with exiting dwelling with associated improvements utilizing the Open Space Subdivision development type.  
**Ord. 21-008 will rezone 0.32 acres from ST to ST and H and amend the 2012**

**Comprehensive Development Plan consistent therewith.** ST to ST and H Zoning. CD 1. New Castle Hundred. (T.P. 10-028.00-030 and 10-028.00-052)

[App. 2021-0004-SZ](#). North side of Pulaski Highway, 885 feet east of Pleasant Valley Road. Exploratory Major Land Development Plan, Rezoning and PLUS review for 2787 Pulaski Highway proposes to combine tax parcels 11-026.00-002 and 11-026.00-003 into one parcel to construct 89,400 s.f. of warehouse with associated improvements and to reconfirm the CR zoning approved by County Council in June 2003 by Ord. 03-022. Section 40.31.114 of the New Castle County Code requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in general conformity with the plan that was relied upon by County Council when it granted the rezoning. **Ord. 21-084 will approve a revised exploratory plan to supersede the existing record plan (200411190125405) and reconfirm the rezoning of 9.971 acres from S (Suburban) to CR (Commercial Regional).** CR Zoning. CD 11. Pencader Hundred. (T.P. 11-026.00-002 and 11-026.00-003)

[App. 2021-0230-T](#) (Ord. 21-049). Ordinance 20-112 is a text amendment to amend New Castle County Code Chapter 6 ("Building Code"), Section 6.04.002. ("Amendments to the International Building Code") and Section 6.05.002. ("Amendments to the International Residential Code"), and Chapter 40 ("Unified Development Code"), Appendix 1 ("Application and Plan Requirements") Relating to construction and recycling of certain related materials.

OTHER BUSINESS

REPORT OF COMMITTEES

REPORT OF GENERAL MANAGER

REPORT OF CHAIRMAN

OTHER BOARD MEMBER COMMENTS

COMMENTS FROM THE PUBLIC

ADJOURNMENT

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

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 October 13, 2021. The tentative date of the business meeting at which the Department and Planning Board will present recommendations is October 19, 2021.

[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. 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. 2021-0229-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.

**Address comments by mail to:** Department of Land Use, Zoning Section, 87 Reads Way, New Castle, DE 19720 **or by email to:** [LandUse@newcastledel.gov](mailto:LandUse@newcastledel.gov)