

Introduced by: Mr. Woods  
Date of introduction: February 12, 2019

**ORDINANCE NO. 19-009**

**REVISE ZONING MAP: WHITE CLAY CREEK HUNDRED, EAST SIDE OF NORTH OLD BALTIMORE PIKE, DIRECTLY ACROSS FROM BROWN'S LANE; 0 NORTH OLD BALTIMORE PIKE, TAX PARCEL NO. 09-030.00-110, 12.97 ACRES FROM NC21 (NEIGHBORHOOD CONSERVATION) TO ST (SUBURBAN TRANSITION)**

(The Exploratory Major Land Development Plan for **Eagle Hunt** proposes to rezone the property to ST for development of 24 townhouse lots on 12.97 acres. **2018-0581-S/Z.**)

**NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**

Section 1. The Zoning Map of White Clay Creek, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated November 27, 2018, as set forth therein.

Section 2. The 2012 Comprehensive Development Plan Update for New Castle County, as shown amended, is hereby further amended, by changing the land use designation shown on Exhibit "E" dated November 27, 2018, as set forth herein, so as to make such land consistent with the amendment of the zoning map, as per Section 1 above.

Section 3. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of  
New Castle County on:

\_\_\_\_\_  
President of County Council  
of New Castle County

Approved on:

\_\_\_\_\_  
County Executive  
New Castle County

**SYNOPSIS:** Same as Title.

**FISCAL IMPACT:** This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel rezoned is developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

PROPERTY MAP

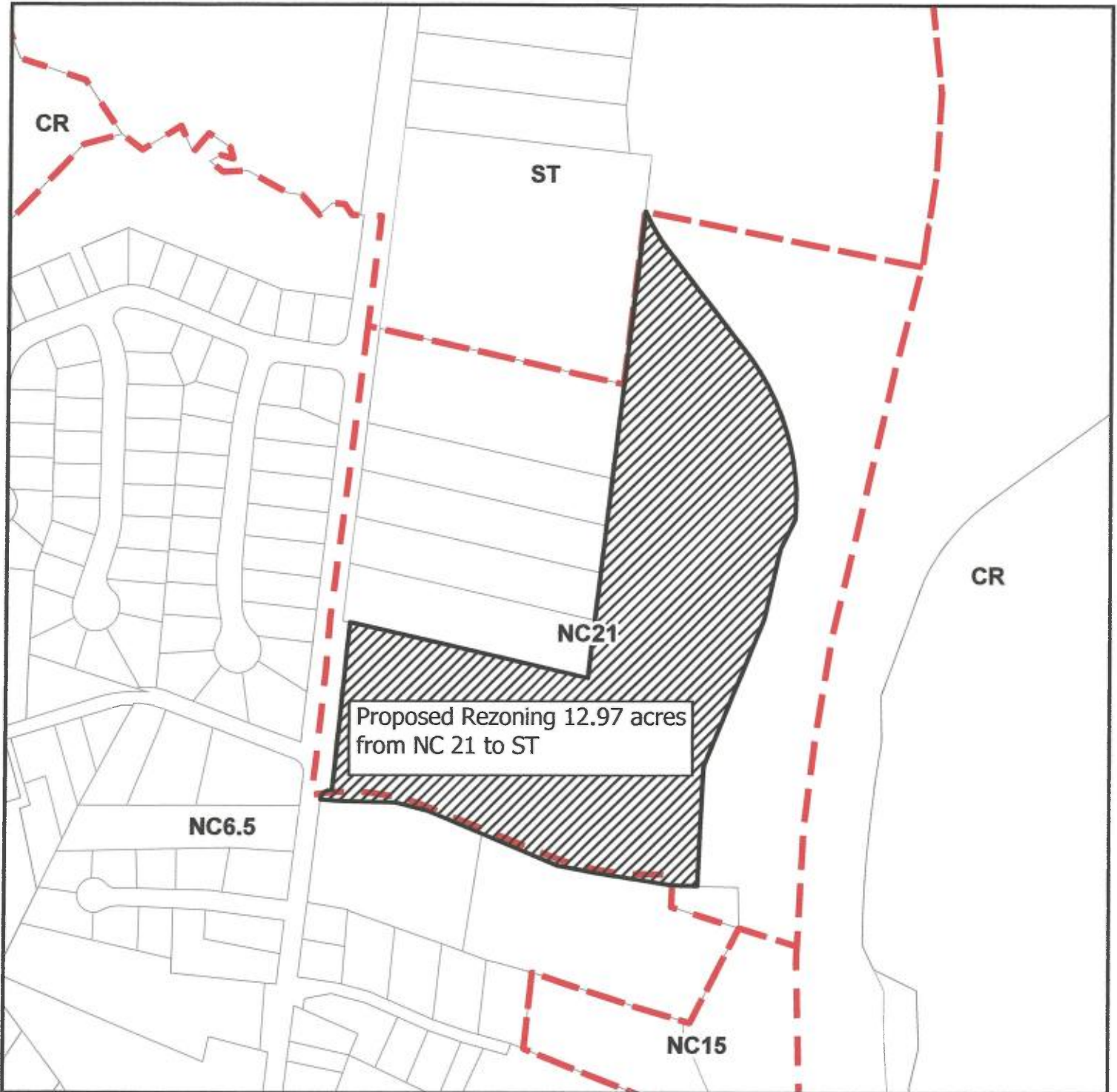
EXHIBIT "A"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: James H. Oeste

APPLICATION NO. 2018-0581-S/Z

PROPOSED REZONING: From NC21 to ST

TAX PARCEL NOS. 09-030.00-110



HUNDRED: WHITE CLAY CREEK  
NEW CASTLE COUNTY, DELAWARE

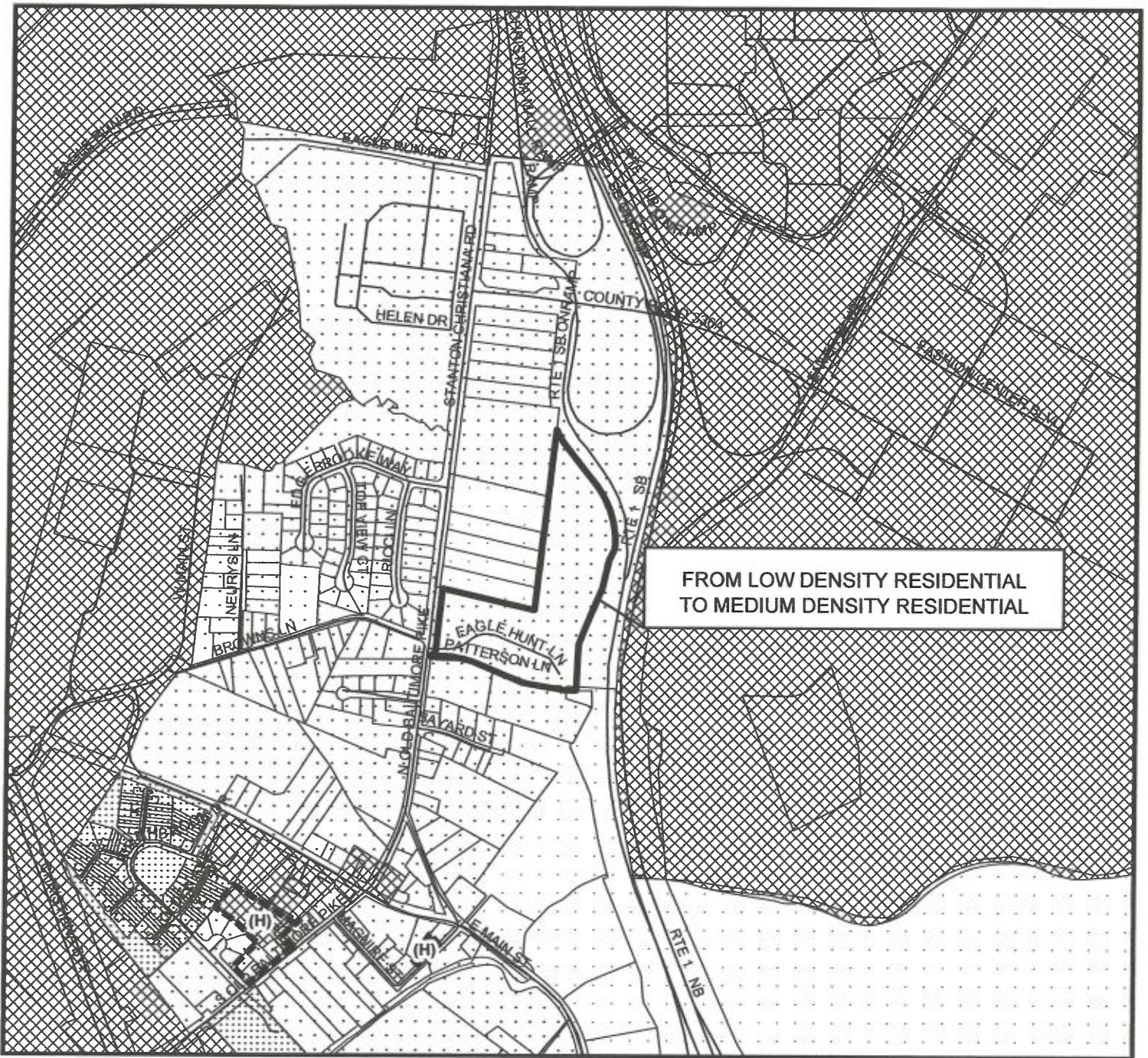
Scale: 1"= 300'  
Prepared by: SMB  
Date: 11/27/2018



PERMANENT ORDINANCE NO. 19-009

Date Adopted by County Council \_\_\_\_\_

Date Approved by County Executive \_\_\_\_\_



AMENDMENT TO THE 2012 COMPREHENSIVE DEVELOPMENT PLAN  
 NEW CASTLE COUNTY, DELAWARE



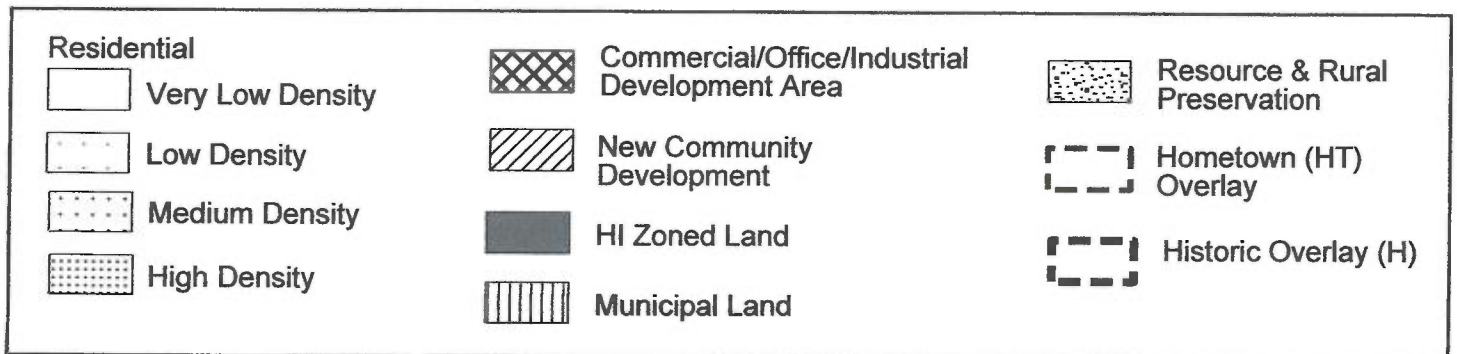
Ordinance No. 19-009

**Exhibit E**

App. No. 2018-0581-S/Z

Date: 11/27/2018

Scale: 1" = 800'



PROPERTY MAP

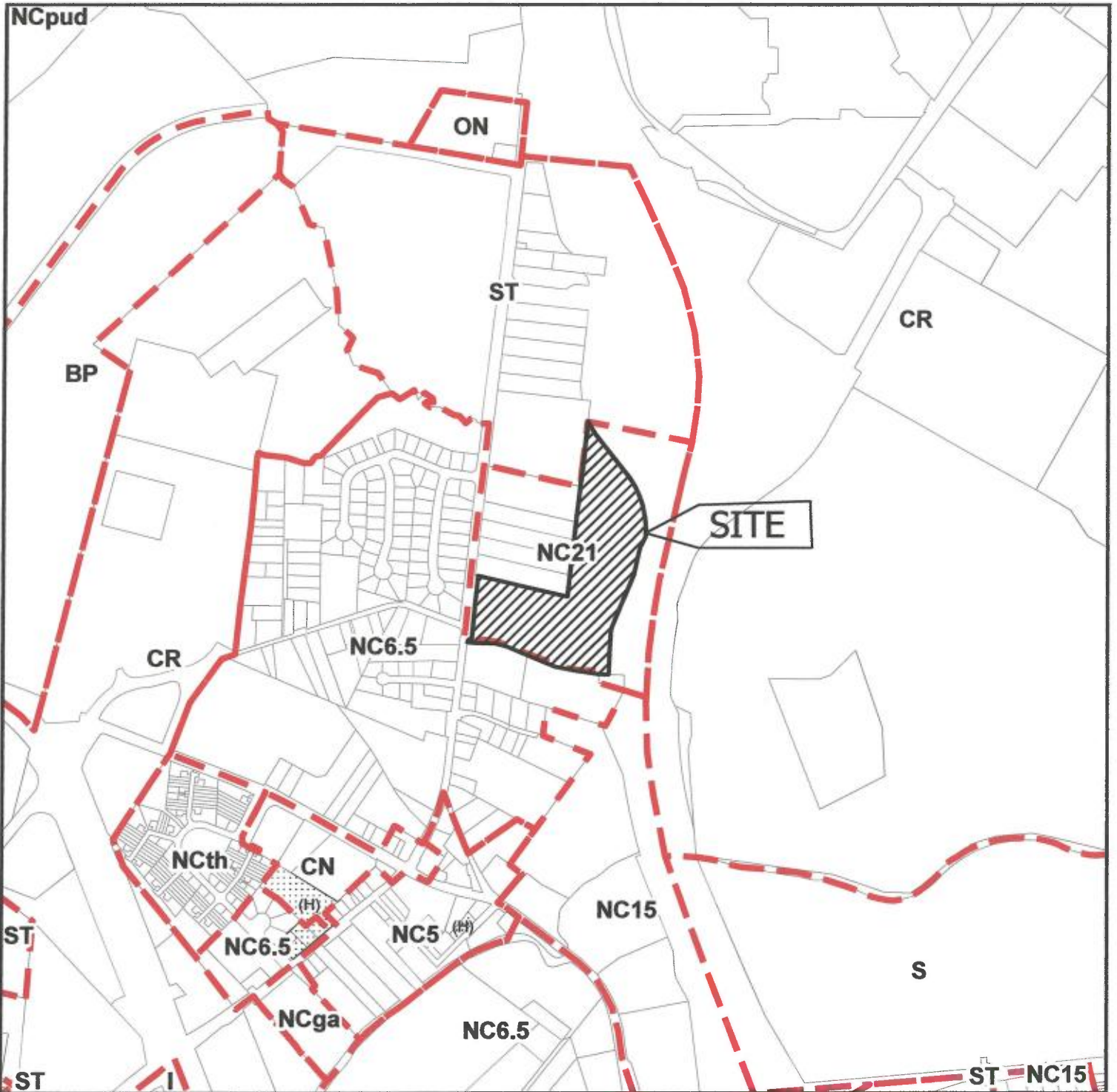
EXHIBIT "L"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: James H. Oeste

APPLICATION NO. 2018-0581-S/Z

PROPOSED REZONING: From NC21 to ST

TAX PARCEL NOS. 09-030.00-110



HUNDRED: WHITE CLAY CREEK  
NEW CASTLE COUNTY, DELAWARE

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