

AGENDA  
NEW CASTLE COUNTY  
PLANNING BOARD VIRTUAL BUSINESS MEETING

Tuesday, February 16, 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: February 16, 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/83539154722?pwd=MysvcU1EQ0hZRnBMbmZkN3VBejcxZDZ09>

**Passcode:** 721187

**Or Telephone:**

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

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

**Webinar ID:** 835 3915 4722

**Or iPhone one-tap:**

US: +19292056099,,83539154722# or +13017158592,,83539154722#

AGENDA

**ROLL CALL**

**MINUTES** – December 15, 2020

**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. 2020-0577-S/Z**. East side of Jamison Road, approximately 2550 feet north of Boyds Corner Road. Exploratory Major Land Development Plan, Rezoning and PLUS review for **Winchelsea** proposes to rezone 132.30 acres from Suburban (S) to Suburban Transition (ST) to construct an open space planned development with 194 single family lots, 34 twin lots and 108 townhouse lots and associated improvements. **Ord. 20-132 will rezone 132.30 acres from S to ST and amend the 2012 Comprehensive Development Plan consistent therewith.** S to ST Zoning. CD 12. St. Georges Hundred. (T.P. 13-013.00-235)

**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 March 4, 2021. The tentative date of the business meeting at which the Department and Planning Board will present recommendations is March 16, 2021.

**App. 2020-0617-Z**. Southern corner of Barley Mill Road and Kennett Pike intersection. Rezoning and PLUS review for **Penn's Grant at Crooked Billet** to rezone 2.87 acres from S (Suburban) to S and H (Historic) overlay zone. **Ord. 21-006 will rezone 2.87 acres from S to S and H and amend the 2012 Comprehensive Development Plan consistent therewith.** S to S and H Zoning. CD 2. Christiana Hundred. (T.P. 07-030.10-007)

**App. 2020-0210-S/Z**. East side of Route 301, 4,600 feet south of Boyds Corner Road. Exploratory Major Land Development Plan, Rezoning and PLUS review for **Pleasanton** proposes to rezone 5.81 acres from S (Suburban) to S and H (Historic) overlay and subdivide tax parcels 15-012.00-039 and 13-012.00-045 into 235 lots for single family detached dwelling units including an historic farmhouse dwelling with associated improvements utilizing the Open Space Subdivision, Option 2 development type. **Ord. 21-007 will rezone 5.81 acres from S to S and H and amend the 2012 Comprehensive Development Plan consistent therewith.** S to S and H Zoning. CD 12. St. Georges Hundred.

**App. 2021-0007-SV.** East side of Route 301, 4,600 ft. south of Boyds Corner Road. Subdivision variance requesting relief from Section 40.21.130.E to permit an individual residential lot with a driveway providing direct vehicular access onto a new street intended to serve one hundred and fifty (150) or more dwelling units. The requested variance is associated with the **Pleasanton** Major Subdivision (App. 2020-0210-S/Z). S Zoning, CD 12. St. Georges Hundred.

---

*\*PLEASE NOTE:* A recording of this meeting is not available; please refer to the meeting minutes once available as an alternative.

**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)