

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

Tuesday, August 3, 2021

7:00 P.M.

In accordance with 29 Del. C. Section 10001 et.al., 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.

Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

ZOOM Webinar log-in beginning at 6:45 P.M.
Log-in information for this meeting is posted below.

When: August 3, 2021 7:00 PM Eastern Time (US and Canada)
Topic: Planning Board Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83703404094?pwd=WFpzbklsdTdTdGZVdW5LeG5MbFJRZz09>
Passcode: 017589

Or iPhone one-tap:

US: +13017158592,,83703404094# or +13126266799,,83703404094#

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: 837 0340 4094

AGENDA

The order in which the applications are listed is subject to change.

App. 2019-0193-S. South side of Red Lion Road, 546 feet east of Bear-Corbitt Road. Exploratory Major Land Development Plan and PLUS review for **Linden Grove** proposes to Subdivide 10-053.00-030 and 10-049.00128 into 51 village lots, 22 lot line lots and 14 twin lots using the Age-Restricted Open Space Planned Development type. S Zoning. CD 12. New Castle Hundred and Red Lion Hundred. (T.P. 10-053.00-030 and 10-049.00128)

App. 2019-0633-SZ. 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)

Considerations of rezonings may include zones other than those specified in the ordinances, and considerations for all other applications, including text amendments, may include changes other than those specified or requested in the proposals. Time limitations will be imposed on speakers. Information on all applications is available for public review at www.newcastlede.gov/lu. For all additional information contact the Department of Land Use, Monday - Friday from 8:00 a.m. to 4:00 p.m., by phone: 302-395-5400, or by email: landuse@newcastlede.gov.

Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, call 395-5400 (TT/TRY/T.D.: D.S., 1-800-232-5460) at least five business days before the meeting/hearing.

Karen Peterson, Planning Board Chair
Hall, Land Use General Manager

Richard E.