

**AGENDA**  
**NEW CASTLE COUNTY**  
**PLANNING BOARD VIRTUAL BUSINESS MEETING**

**Tuesday, \*March 23, 2021**  
**(\*Rescheduled from March 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: March 23, 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/82813091268?pwd=V3pLT21acjdRL1YreIBLZFZkenNLZz09>

**Passcode:** 005723

**Or iPhone one-tap :**

US: +13017158592,,82813091268# or +13126266799,,82813091268#

**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 1309 1268

**AGENDA**

**ROLL CALL**

**MINUTES** – December 15, 2020 and February 16, 2021

**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. 2020-0617-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.

**App. 2021-0086\_.** South Side of Dutch Neck Road, West of Route 9. Proposed Agricultural Preservation District in New Castle County. Agricultural Preservation Districts that meet State Code requirements 3 Del. C. § 907 and requires Planning Board approval following the Criteria of Del. C. § 908 (b) S Zoning. CD 12. St. Georges Hundred. (T.P. 13-004.00-005)

**App. 2020-0664-T\_(Ord. 20-112).** Ordinance 20-112 is a text amendment to amend New Castle County Code Chapter 40 ("Unified Development Code"), Article 15 ("Historic Resources") relating to historic zoning of eligible New Castle County properties.

## **OTHER BUSINESS**

**-Revise Rules of Procedure/By-Laws**

## **REPORT OF COMMITTEES**

## **REPORT OF GENERAL MANAGER**

## **REPORT OF CHAIRMAN**

## **OTHER BOARD MEMBER COMMENTS**

## **COMMENTS FROM THE PUBLIC**

## **ADJOURNMENT**

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**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)