

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

****NOTE: This hearing was originally scheduled for 9/7/21***

Monday, September 13, 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: September 13, 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/84969111786?pwd=b0RaZG9jNysxUXhXZFg2dGVza2NJdz09>

Passcode: 183535

Or One tap mobile:

US: +13017158592,,84969111786# or +13126266799,,84969111786#

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: 849 6911 1786

AGENDA

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

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 Somerset 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.

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.

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.