

**AGENDA
NEW CASTLE COUNTY
PLANNING BOARD BUSINESS MEETING
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
November 15, 2016
9:00A.M.**

ROLL CALL

MINUTES – October 18, 2016

DEFERRALS –

BUSINESS

App. 2015-0271-S/Z. West side of Old Harmony Road, north side of Green Ridge Road, east side of Harmony Road and opposite Spring Lake Road. Exploratory Minor Land Development Plan, Rezoning, and PLUS Review for **Harmony Ridge, 330 Old Harmony Road** proposes to rezone 1.83 acre acres from S (Suburban) to ST (Suburban Transition) and to create 5 single family detached residential lots. **Ord. 16-065 will rezone 1.83 acres from S (Suburban) to ST (Suburban Transition)** and amend the Comprehensive Plan consistent therewith. CD 9.

App. 2016-0130-S/Z: West side Valley Road, north of Brook Run and opposite McGrellis Auction Gallery. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **Camoirano Property**. The plan proposes to rezone the property to construct an Open Space Planned Development including 20 semi-detached dwellings and 35 townhouses and subject to the provisions of the Traditional Neighborhood Housing Program. **Ord. 16-082 will rezone 19.84 acres from S (Suburban) to ST (Suburban Transition)** and amend the Comprehensive Plan consistent therewith. CD 3.

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 December 2, 2016. The tentative date of the

business meeting at which the Department and Planning Board will present recommendations is December 20, 2016.

App. 2013-0521-S/Z: West side of Old State Road, abutting west side of DuPont Parkway (US 13) and across from Llangollen Estates. Exploratory Major Land Development Plan and Rezoning Review for **Old State Road Self Storage**. The purpose of this plan is to revise a previously approved preliminary and rezoning plan for Old State Road Self Storage (2007-1227-S/Z) and to reconfirm the CR (Commercial Regional) zoning approved by County Council in May 2011 by Ord. 09-093. Former Section 40.31.114 of the *New Castle County Code* (which applies to former process plans) requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in strict conformity with the development on the approved preliminary plan that was relied upon by County Council when it granted the rezoning. This plan proposes to revise the previous plan by reducing the number of storage buildings and reducing the total GFA from 48,350 to 30,300. **Ord. 16-090 will approve a revised preliminary plan for Old State Road Self Storage and reconfirm the rezoning of 13.51 acres from S (Suburban) to CR Commercial Regional).** CD 7.

Address comments to: Department of Land Use, Zoning Section, 87 Reads Way, New Castle DE 19720 or LandUse@nccde.org

FINAL

**MINUTES - BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
87 READS WAY, NEW CASTLE, DELAWARE
November 15, 2016**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, November 15, 2016 in the New Castle Room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Acting Chair Sandra Anderson at 9:00 a.m.

The following Board members were present:

Sandra Anderson	Leone Cahill
William McGlinchey (9:03)	Joseph Montgomery
Linda Porras-Papili	Robert Snowden
Ruth Visvardis	

The following Board members were absent:

Richard Killingsworth	David Sheppard
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Planning Board Attorney, Department of Law

(not present)

The following Department of Land Use employees were present at the meeting:

George Haggerty	Antoni Sekowski
Valerie Cesna	Matthew Rogers
Brad Shockley	Janet Vinc
John Troy	Shane Bailey

The following members of the public were in attendance:

Shane Minner	Shawn Tucker
Ben Kulp	

MINUTES

On motion by Mr. Montgomery, seconded by Ms. Cahill, the minutes of the October 18, 2016 meeting were approved as written by a vote of 7-0-2 (YES: Anderson, Cahill, McGlinchey, Montgomery, Papili, Snowden, Visvardis; NO: none; ABSENT:, Killingsworth, Sheppard).

DEFERRALS – None.

BUSINESS -

App. 2015-0271-S/Z. West side of Old Harmony Road, north side of Green Ridge Road, east side of Harmony Road and opposite Spring Lake Road. Exploratory Minor Land Development Plan, Rezoning, and PLUS Review for **Harmony Ridge, 330 Old Harmony Road** proposes to rezone 1.83 acre acres from S (Suburban) to ST (Suburban Transition) and to create 5 single family detached residential lots. **Ord. 16-065 will rezone 1.83 acres from S (Suburban) to ST (Suburban Transition)** and amend the Comprehensive Plan consistent therewith. CD 9.

The Department considered the *Standards for Zoning Map amendment* in Section 40.31.410, A through E, the proposed plan, and comments received from agencies and the public. Based on this analysis the Department is of the opinion that the standards are met by this proposal.

The Department of Land Use recommended **APPROVAL** of Ordinance 16-065.

The Planning Board considered the recommendation offered by the Department of Land Use.

On a motion by Ms. Cahill, seconded by Ms. Visvardis, the Board voted to recommend **APPROVAL** of Ordinance 16-065 (App. 2015-0271-S/Z). The motion was adopted by a vote of **7-0-2** (YES: *Anderson, Cahill, McGlinchey, Montgomery, Porras-Papili, Snowden, Visvardis*; NO: *none*; ABSENT: *Killingsworth, Sheppard*).

The Board offered no discussion before the vote.

App. 2016-0130-S/Z: West side Valley Road, north of Brook Run and opposite McGrellis Auction Gallery. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **Camoirano Property**. The plan proposes to rezone the property to construct an Open Space Planned Development including 20 semi-detached dwellings and 35 townhouses and subject to the provisions of the Traditional Neighborhood Housing Program. **Ord. 16-082 will rezone 19.84 acres from S (Suburban) to ST (Suburban Transition)** and amend the Comprehensive Plan consistent therewith. CD 3.

The Department considered the *Standards for Zoning Map amendment* in Section 40.31.410, A through E, the proposed plan, and comments received from agencies and the public. Based on this analysis the Department is of the opinion that the standards are met by this proposal.

The Department of Land Use recommended **APPROVAL** of Ordinance 16-082.

The Planning Board considered the recommendation offered by the Department of Land Use.

On a motion by Mr. Montgomery, seconded by Mr. McGlinchey, the Board voted to recommend **APPROVAL** of Ordinance 16-082 (App. 2016-0130-S/Z). The motion was adopted by a vote of **7-0-2** (YES: *Anderson, Cahill, McGlinchey, Montgomery, Porrás-Papili, Snowden, Visvardis*; NO: *none*; ABSENT: *Killingsworth, Sheppard*).

In discussion preceding the vote, the following comments were offered:

Ms. Papili asked how the price for the moderately priced dwelling units (MPDUs) is determined. Antoni Sekowski, Department of Land Use Planner, explained that the Department of Community Services annually establishes what the income limit is and these units must be targeted at 90% of that income for sale, then they have to hold that affordability period for ten years. The price point will be determined when construction of the units is complete.

Ms. Anderson asked if the MPDUs look like the other houses. Mr. Sekowski said a requirement of the Traditional Neighborhood Housing program is that the MPDUs have the same level of finish on the exterior and that they be distributed throughout the community.

Ms. Anderson asked if the MPDUs revert back to regularly priced units after ten years and Mr. Sekowski confirmed that is the case.

Mr. Montgomery asked when the Traditional Neighborhood Housing ordinance was adopted. Valerie Cesna, Department of Land Use Planner said it was adopted by County Council in December 2014.

Ms. Visvardis asked if the interiors of the regular units and the MPDUs are to be the same. Mr. Haggerty, Department of Land Use Acting General Manager, said all units would be generally the same, but interior finish and details would likely vary.

OTHER BUSINESS

None.

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

George Haggerty, Acting General Manager, reported on the following items:

The Department will distribute to the Planning Board, the Substitute ordinances for the Guiding Principles, Neighborhood Preservation Overlay District (NPOD), and the Economic

Empowerment District (EED). Minor changes and clarifications were made to the documents since the last meeting. The three ordinances are scheduled for discussion at County Council Land Use Committee today (11/15/2016). Expect the ordinances to be voted on by County Council in December.

REPORT OF CHAIRPERSON

None.

OTHER BOARD MEMBER COMMENTS

Ms. Visvardis said she appreciated the series of historic aerial photos that Matt Rogers showed in his PowerPoint presentation and she would like to see this level of information in presentations for all applications.

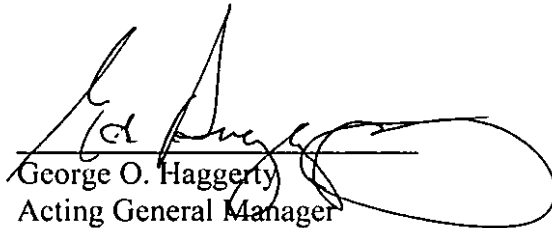
COMMENTS FROM THE PUBLIC


None.

ADJOURNMENT

The Board voted to adjourn the meeting at 9:34 a.m.

ATTEST:


George O. Haggerty
Acting General Manager
Department of Land Use


Sandra Anderson
Acting Chair
Planning Board