

PUBLIC HEARING AGENDA

***THIS HEARING HAS BEEN CANCELLED.**

THE NEXT RPATAC HEARING IS SCHEDULED FOR FEBRUARY 22, 2023.

RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE

Wednesday, January 25, 2023

9:30 a.m.

NOTE: In accordance with 29 Del. C. Section 10006A, the Resource Protection Area Technical Advisory Committee public hearing will be held as a virtual meeting utilizing Zoom Webinar. The Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720 will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.

ZOOM Webinar log-in beginning at 9:15 A.M.

Log-in information is listed below.

When: January 25, 2023 9:30 AM Eastern Time (US and Canada)

Topic: RPATAC Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83851269428?pwd=R204SDRJUnZCSWRIMHdQQWh0NWhQQT09>

Passcode: 240096

Or One tap mobile:

US: +16469313860,,83851269428#,,,,*240096# or +19292056099,,83851269428#,,,,*240096#

Or Telephone:

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

US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171

Webinar ID: 838 5126 9428

Passcode: 240096

AGENDA

Call to Order

Roll Call

Old Business

New Business

Application(s):

1. Country Club Estates *This agenda item has been postponed to the February 22 hearing.

Council District 6

Address: Churchtown Road, Middletown, DE 19709

Country Club Estates LLC requests a recommendation from the Committee to the Department of Land Use and the Board of Adjustment for a Resource Protection Standards variance from the provisions of Table 40.10.010 of the Unified Development Code in order to disturb 199.80-acres (69%) of the Class C Wellhead WRPA (50% Resource Protection Level) in order to construct a residential community with 320 single family lots and 1 apartment lot, for a total of 534 dwelling units. Relief is required to facilitate the conversion of the open space areas within the proposed community from row crops (existing condition) to grass for open space areas and infiltration (proposed condition) to mitigate impervious cover, which is proposed to remain below the 20% allowable, in the developed areas.

The property is zoned Suburban (S), (RPATAC App. 2022-0832), TP: 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162, and 13-011.00-163.

Other Business

N/A

Comments from the Public

Adjournment

Plans are available for public review online at www.newcastlede.gov/lu. For all additional information, please contact the Department of Land Use, Monday - Friday from 8:00 a.m. to 4:00 p.m. by phone at (302) 395-5400 or by email at: [\[email protected\]](#)

Individuals needing reasonable accommodations according to the Americans with Disabilities Act, please call (302) 395-5400 (DRS, 1-800-232-5460) at least (5) business days before the meeting/hearing.