

PUBLIC HEARING AGENDA

***Revised 2/2/2023**

RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE

Wednesday, February 22, 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: February 22, 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/81601810066?pwd=K0h5WnRlcHc3UDZ3eDR6dUdGcUFZdz09>

Passcode: 365429

Or One tap mobile:

US: +13092053325,,81601810066#,,,,*365429# or +13126266799,,81601810066#,,,,*365429#

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US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 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

Webinar ID: 816 0181 0066

Passcode: 365429

AGENDA

Call to Order

Roll Call

Old Business

New Business

Application(s):

1. Stanton Christiana Industrial Development

Council District 1

Address: 205 Stanton Christiana Rd., Newark, DE 19702

Executive Land Holdings IV, LLC requests a recommendation from the Committee to the Department of Land Use and the Board of Adjustment for a variance from the protection level for the preservation of wetlands established in Table 40.05.420 and Table 40.10.010, as permitted in Section 40.10.120.B Wetlands, to fill 0.94-acres of non-jurisdictional man-made wetlands, and the provisions of the Resource Protection Standards Table 40.10.010 of the Unified Development Code to disturb 0.42-acres of riparian buffer area. The project is to construct a +/- 442,800sf warehouse with associated site improvements. Mitigation is proposed through 7.7-acres of site enhancements to control exotic invasives and to plant native species in addition to the implementation of conservation design principles.

The property is zoned Business Park (BP), RPATAC App. 2022-0675, TP: 09-024.00-002.

2. Country Club Estates

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 WRPA Recharge Area (50% Resource Protection Level) in order to construct a residential community with 324 single family lots and 1 apartment lot, for a total of 540 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

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.