

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

Tuesday, March 1, 2022

7:00 P.M.

NOTE: The Planning Board Public Hearing will be held ENTIRELY as a virtual meeting utilizing Zoom Webinar due to the January 3, 2022 State of Emergency declaration and in accordance with 29 Del. C. Section 10001 et.al. The Multi-Purpose Room, Gilliam Building, 67 Reads Way will NOT be accessible during the scheduled hearing time for members of the public to attend the virtual meeting 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 as follows:**

When: March 1, 2022 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/81382342144?pwd=MTRNOTBmclFOb0tGQVNMR0FVYWw5UT09>

Passcode: 415009

Or One tap mobile:

US: +19292056099,,81382342144# or +13017158592,,81382342144#

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215
8782 or +1 346 248 7799

Webinar ID: 813 8234 2144

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

[2021-0400-S](#), East side of Pigeon Point Road, 1100 feet south of Terminal Avenue. Exploratory Major Land Development Plan and PLUS review for **343 Pigeon Point Road "Lot E Warehouse"** proposes to construct a 108,000 s.f. warehouse and storage yard. Dedicate 13,640 s.f. of right-of-way to State of Delaware. HI Zoning. CD 10. New Castle Hundred. (T.P. 10-006.00-024)

[2021-0503-SZ](#), North side of Boyds Corner Road, approximately 3,400 feet east of Jamison Corner Road. Exploratory Major Land Development Plan, PLUS review, and rezoning for **Bayberry Town Center – Residential East** proposes to rezone 80.67 acres from S (Suburban) to ST (Suburban

Transition), and to subdivide T.P. 13-013.00-067 into 182 single family detached dwelling units (age-restricted). **Ord. 22-007 proposes to rezone 80.67 acres from S to ST.** S Zoning. CD 12. St. Georges Hundred (T.P. 13-013.00-067)

[2021-0504-SZ](#), North side of Boyds Corner Road, approximately 1,400 feet west of Jamison Corner Road. Exploratory Major Land Development Plan, PLUS review, and rezoning for **Bayberry Town Center – Residential West** proposes to rezone 71.91 acres from S (Suburban) to ST (Suburban Transition), and to subdivide T.P. 13-013.00-002 into 171 single family detached dwelling units. **Ord. 22-008 proposes to rezone 71.91 acres from S to ST.** S Zoning. CD 6. St. Georges Hundred (T.P. 13-013.00-002)

[2022-0077-DRC](#). North side of Capitol Trail, approximately 300 feet west of Pike Creek Road at **2701 Capitol Trail. To amend a Declaration of Restrictions** dated March 20, 2000, by New Castle County. The proposed amendment will eliminate the requirement that the property be owned and operated as one integral piece of land and permit commercial retail and service activities as part of a mixed-use development only. OR zoning. CD 9. Mill Creek Hundred (T.P. 08-049.30-379)

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.