

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD BUSINESS MEETING

Tuesday, March 21, 2023

9:00 A.M.

NOTE: The Planning Board has resumed in-person hearings in the Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720. Planning Board hearings will also be live-streamed on the Zoom platform (see below). The Board will take public comments from in-person attendees and via Zoom.

Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

ZOOM Webinar log-in beginning at 8:45 A.M.

Log-in information for this meeting is as follows:

When: March 21, 2023 9:00 AM Eastern Time (US and Canada)

Topic: Planning Board Business Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87686830941?pwd=cGRhWkdITW1FR0lZMdBhRGpOeU92Zz09>

Passcode: 657467

Or One tap mobile:

US: +13126266799,,87686830941#,,,,*657467# or +16469313860,,87686830941#,,,,*657467#

Or Telephone:

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

US: +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 +1 309 205 3325 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 or +1 386 347 5053

Webinar ID: 876 8683 0941

Passcode: 657467

AGENDA

ROLL CALL

MINUTES - February 21, 2023

DEFERRALS

[App. 2020-0004-T](#). Text amendment to amend Chapter 40, Article 3 (“Use Regulations”) and Article 33 (“Definitions”) regarding Industrial Uses. Ord. 20-008 is a text amendment to amend Article 3 and Article 33 of the Unified Development Code regarding Industrial Uses.

BUSINESS

[App. 2021-0285-S](#), (Ord. 23-007) South side of Bethel Church Road, approximately 1,850 feet west of Choptank Road; West side of Choptank Road, 3500 feet south of Bethel Church Road. Exploratory Major Land Development Plan for **Carter Farm** proposes to combine tax parcels 11-061.00-001, 11-061.00-005, and 11-061.00-008 into single parcel, to subdivide and construct an Open Space Planned development of 189 large single family lots, 32 small single family lots, 32 lot line single family lots, 95 Village Lots, 36 townhouse lots, and 240 multi-family apartment units with associated improvements, including clubhouses and recreational areas. **Ord. 23-007 will Rezone 2.08± Acres of Tax Parcel 11-061.00-005 From S (Suburban) to S (Suburban) and H (Historic) Overlay Zone.** S Zoning. CD 6. Pencader Hundred (T.P. 11-061.00-001, 11-061.00-005, and 11-061.00-008)

OTHER BUSINESS

REPORT OF COMMITTEES

REPORT OF GENERAL MANAGER

REPORT OF CHAIRPERSON

OTHER BOARD MEMBER COMMENTS

COMMENTS FROM THE PUBLIC

ADJOURNMENT

Address comments by mail to: Department of Land Use, Zoning Section, 87 Reads Way, New Castle, DE 19720 **or by email to:** [\[email protected\]](#)