

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD BUSINESS MEETING

Tuesday, April 19, 2022

9:00 A.M.

NOTE: In accordance with 29 Del. C. Section 10006A, the Planning Board Business Meeting 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.

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: April 19, 2022 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/81930582375?pwd=VE5OMVkrSGNaejZQSUUySU5tZ0lydz09>

Passcode: 955770

Or One tap mobile:

US: +13017158592,,81930582375# or +13126266799,,81930582375#

Or Telephone:

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

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

Webinar ID: 819 3058 2375

AGENDA

ROLL CALL

MINUTES – March 15, 2022

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.**

[App. 2020-0475-T \(Ord. 20-097\)](#). Ordinance 20-097 is a text amendment to amend New Castle County Code Chapter 40 regarding Article 2 ("Establishment of Zoning Districts"), Article 4 ("District Intensity and Bulk Standards"), Article 18 ("Byway Protection Overlay District"), Article 30 ("County Council and Administrative Bodies"), Article 31 ("Procedures and Administration"), Article 33 ("Definitions"), Appendix 1 ("Application and Plan Requirements"), Appendix 2 ("Fees"), Appendix 6 ("Miscellaneous items") and to establish Appendix 8 ("Byway Overlay Area resources").

BUSINESS

[Fiscal Year 2023-2028 New Castle County Capital Program and Budget](#): Presentation and Recommendation

[App. 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)

[App. 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)

[App. 2022-0009-S](#), Southwesterly corner of Boyds Corner Road and Cedar Lane Road intersection. Exploratory Site Plan for **Cedar Lane Elementary School Elevated Water Tank** proposes to construct a 67.5' diameter, 170' maximum height elevated water storage tank with related improvements. S Zoning. CD 6. St. Georges Hundred (T.P. 13-013.00-186)

OTHER BUSINESS

REPORT OF COMMITTEES

REPORT OF GENERAL MANAGER

REPORT OF CHAIRMAN

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:** LandUse@newcastlede.gov