

PUBLIC HEARING AGENDA

RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE

Wednesday, April 26, 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 New Castle Room of the Government Center, 87 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: April 26, 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/89745354634?pwd=Tng2VUhtY0Nqek5hdGJzQkFSY2Zudz09>

Passcode: 494644

Or One tap mobile :

US: +13092053325,,89745354634#,,,,*494644# or +13126266799,,89745354634#,,,,*494644#

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Webinar ID: 897 4535 4634

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AGENDA

Call to Order

Roll Call

Old Business

New Business

Application(s):

1. 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 60% 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) (SLD App. 2021-0287), TP: 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162 and 13-011.00-163.

2. Hindu Temple

Council District 3

Address: 760 Yorklyn Rd., Hockessin, DE 19707

Hindu Temple Association, Inc. requests a recommendation from the Resource Protection Area Technical Advisory Committee to the Department of Land Use for a variance from the Water Resources Protection Areas (WRPA) standards outlined in Unified Development Code Section 40.10.160, 40.10.161 and 40.10.163 to provide 44% impervious cover within Cockeysville Formation and the Drainage Area for the Cockeysville Formation WRPA (20% allowed) in order to build a 7,200 gross-sf 2-story mediation and multi-purpose hall, a 1,216sf temple, and 600sf garage. Mitigation is provided via new pervious pavement, a green roof installation, and sidewalk elimination. The site will remain within the 85% total disturbance previously granted for the site (Refer to Application 2005-0348-A); 50% disturbance permitted per UDC Section 40.10.110 and Table 40.10.010.

The property is zoned Suburban (S), (RPATAC App. 2022-0826) (SLD App. 2022-0671), TP: 08-008.10-067.

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.