

AGENDA

***Revised 5/22/2023**

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

Tuesday, June 6, 2023

7:00 P.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. This hearing may also be attended as a virtual meeting utilizing Zoom Webinar (see below). The Board will accept public testimony or comments both in person and via Zoom during this hearing.

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: June 6, 2023 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/83728771739?pwd=L0tWU2Q5NFcxQm5kTWxxa1Z0OVhOZz09>

Passcode: 471496

Or One tap mobile:

US: +13052241968,,83728771739#,,,,*471496# or +13092053325,,83728771739#,,,,*471496#

Or Telephone:

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

US: +1 305 224 1968 or +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 +1 360 209 5623 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

Webinar ID: 837 2877 1739

Passcode: 471496

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

AGENDA

[App. 2023-0085-S/Z](#) (Ord. 23-052): *Stonegates Retirement Community*. (TP 07-026.00-090). Christiana Hundred. East side of Kennett Pike 3800 feet north of Barley Mill Road. revise previously approved preliminary major land development plan with rezoning for Stonegates Retirement Community Diversified Planned Unit Development (DPUD) to construct 25,554 SF of additional gross floor area and decrease the open space by 15,000 sf. NCPUD Zoning. CD 2.

[App. 2020-0462-S](#): *Ball Farm Estates*. (TPs 07-024.00-052, 07-023.00-052, 07-023.00-054, and 07-024.00-016). Christiana Hundred. South side of Kirk Road, 932 feet west of Montchanin Road. Exploratory Major Land Development Plan to combine tax parcels 07-024.00-052, 07-023.00-052, 07-023.00-054 and a portion of 07-024.00-016, and to develop a 19 lot (Open Space Subdivision) and associated improvements. SE Zoning. CD 2.

[App. 2021-0287-S/Z](#) (Ord 23-021): *Country Club Estates*. (TP 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162, and 13-011.00-163). St. Georges Hundred. North side of Churchtown Road, approximately 3200 ft west of Back Creek Drive. Exploratory Major Land Development Plan and rezoning to combine tax parcels 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162, and 13-011.00-163 into a single parcel to construct an Open Space Planned subdivision consisting of 113 large single-family lots, 131 small single-family lots, 44 single family village lots, 36 townhouses, 216 multi-family apartment units with associated improvements including clubhouses and recreational areas, and to rezone 4.48 AC of 13-011.00-162 from S zoning to S and H zoning. S Zoning. CD 6.

[App. 2022-0562-S](#): *755 Governor Lea Road*. (TP 12-003.00-001). Red Lion Hundred. North side of Governor Lea Road, 2200 feet west of River Road. Construct seven warehouse buildings totaling 80,280 GFA with parking and open space, construct an addition of 4,200 s.f. to proposed building #7 when sanitary sewer becomes available. Total GFA will be 84,840 s.f. HI Zoning. CD 12.

[App. 2022-0374-S](#): ***This application will be rescheduled for a future public hearing.**
Jamison Commerce Center. (TP 13-008.00-054) St. Georges Hundred. North side of Route 301 and westerly side of Jamison Corner Road. Exploratory Major Land Development plan to construct 3 warehouses totaling 481,000 s.f. and a 54,000 s.f. self-storage facility with associated improvements. BP Zoning. CD 6.

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: [\[email protected\]](#).

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.