

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

Tuesday, July 5, 2022

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. Planning Board hearings will also be live-streamed on the Zoom platform (see below), but the Board will not take public testimony or comments via Zoom.

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: July 5, 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/84150967669?pwd=ZUhPZ1NkdkdleUw1SXRSU25meUh4dz09>

Passcode: 569902

Or One tap mobile:

US: +19292056099,,84150967669# or +13017158592,,84150967669#

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: 841 5096 7669

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

AGENDA

[App. 2019-0812-S](#). North and South sides of Lorewood Grove Road, directly west of Route 1. Exploratory Major Land Development Plan and PLUS review for **Port St. Georges**

Village proposes to use the Village development option for 192 single family detached dwelling lots, 60 single family semi-detached dwelling lots, 168 single family attached (townhome) lots, 216 stacked townhome units, 274 apartment units, and 82,600 non-residential GFA on 184 acres. S Zoning. CD 12. Red Lion and St. Georges Hundred. (T.P.'s 13-003.00-014 and 12-035.00-001)

App. 2022-0378-T (Ord. 22-072). Ordinance 22-072 is a text amendment to amend New Castle County Code Chapter 40 (Also known as the Unified Development Code Or "UDC"), Regarding Article 3 ("Use Regulations"), Article 4 ("District Intensity and Bulk Standards"), Article 6 ("Sign Regulations"), Article 8 ("Nonconforming Situations"), Article 20 ("Subdivision and Land Development Design Principles"), Article 22 ("Drainage, Utilities, Septic Systems, Parking, Loading, and Lighting"), Article 23 ("Landscaping, Trees, Plant Maintenance, and Erosion and Sediment Control"), Article 31 ("Procedures and Administration"), Article 33 ("Definitions"), Appendix 1 ("Application and Plan Requirements"), Appendix 2 ("Fees"), and to establish Article 18 ("Byway Protection"), and Appendix 8 ("Byway Area Resources") Regarding Byway Protection.

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.