AGENDA

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

Tuesday, November 1, 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. 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: November 1, 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/82521217304?pwd=MWYzTHdGcE1TektPekhrbmNkcWtZQT09
Passcode: 552328

Or One tap mobile:
US: +13126266799,,82521217304# or +19292056099,,82521217304#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782
Webinar ID: 825 2121 7304

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

AGENDA

2022-0379-T, (Ord. 22-073), To amend Chapter 40 of the New Castle County Code (also known as
the “Unified Development Code”), Article 7 (“Transfer of Development Rights and Other Incentives and Bonuses”) Regarding Housing in New Castle County.

2022-0622-DRC. South side of Route 273, north of Leader Drive at 1801 Ogletown Road. To amend a Declaration of Restrictions dated November 13, 1989, and November 14, 1989, further amended on July 6, 1990, by D & J Realty, Inc. The proposed amendment will revise the restriction that prohibits the use of the property as a standalone used car dealership. CR zoning. CD 9. White Clay Creek Hundred (T.P. 09-021.00-038 and T.P. 09-021.00-039).

2021-0695-SZ. (Ord. 22-128), East Side of Valley Road, 850 Feet South of Evanson Road. Pre-Exploratory Major Subdivision Plan and rezoning for Hockessin Station proposes to subdivide the property into 147 lots with associated site improvement, utilizing the open space planned development option. Ord. 22-128 will rezone 58.31+ Acres, from S (Suburban), CN (Commercial Neighborhood), and I (Industrial) to ST (Suburban Transition); and 1.02+ Acres from S (Suburban) to ST (Suburban Transition) and H (Historic Overlay Zone). S, CN, and I Zoning. CD 3. Mill Creek Hundred (Tax Parcels 08-012.00-033, 08-012.00-034, 08-012.00-035, 08-012.00-036, 08-012.00-037, 08-012.00-038, 08-012.00-039, 08-012.00-040, 08-012.00-073, 08-012.00-074, 08-012.00-075)

2022-0623-DRC. East Side of Valley Road, 850 Feet South of Evanson Road at 713 & 721 Valley Road. To Terminate a Declaration of Restriction dated October 9, 2005 by John McGrellis, III. This termination of declaration of restrictions is associated with the Hockessin Station Major Subdivision Plan (App. 2021-0695-SZ). S and CR zoning. CD 3. Mill Creek Hundred (Tax Parcels 08-012.00-033 and 08-012.00-073)

2021-0142-S. South side of Cox Neck Road, 5,700 feet east of Delaware Street. Exploratory Major Subdivision Plan and PLUS review for Canal Overlook proposes to create a 108 residential lot open space planned subdivision. S Zoning. CD 12. Red Lion Hundred. (T.P. 12-028.00-010)

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
Richard E. Hall, Land Use General Manager
AGENDA

NEW CASTLE COUNTY
PLANNING BOARD PUBLIC HEARING
Tuesday, November 1, 2022
7:00 P.M.

NOTE: The Planning Board has resumed in person, virtual, and person/virtual hybrid meetings.

Karen Peterson, Planning Board Chair
Richard E. Hall, Land Use General Manager

Virtual meeting utilizing Zoom Webinar (see below). The Board will accept public testimony or comments both in person and via Zoom via video call.

To join the virtual meeting:
- Webinar ID: 825 2121 7304
- Passcode: 552328
- Dial (US toll-free, for higher quality, dial a number based on your current location): +1 312 626 6799 or +1 929 205 6099
- Or One tap mobile: +1 334 395 5400 (TT/TRY/T.D.: D.S., 1 800 450 2882)
- Or by email: landuse@newcastlede.gov

Additional information regarding Virtual Public Meetings may be found at: https://www.newcastlede.gov/landuse/landing/programs/public-meetings/virtual-public-meetings.

When: November 1, 2022 7:00 PM Eastern Time (US and Canada)
Dial (for higher quality, dial a number based on your current location):
- +1 312 626 6799,,82521217304#
- +1 929 205 6099,,82521217304#
- +1 346 248 7799
- +1 669 900 6833
- +1 253 215 8782

Or Telephone:
- +1 312 626 6799

Meeting Topic: Planning Board Public Hearing

Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720. This hearing may also be attended as a person hearing in the Purpose Room of the James H. Gilliam, Jr. Building during this hearing.

Individuals needing reasonable accommodations according to the Americans with Disabilities Act, Individuals with Disabilities Education Act, or other laws should contact the Land Use General Manager at landuse@newcastlede.gov to discuss their needs.

For all applications, the Planning Board is considering requests for rezonings, amendments to the Unified Development Code, transfers of development rights, and bonuses. 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.

Considerations of rezonings may include zones other than those specified in the ordinances, and of individual rezonings, may include both areas other than those specified in the ordinances, and of individual rezonings, may include both areas and properties.

Information on all applications is available for public review at the County Administrative Building, 1801 Ogletown Road, Hockessin Station, DE 19707.

To Terminate a Declaration of Restriction

Information on all declarations of restrictions is available for public review at the County Administrative Building, 1801 Ogletown Road, Hockessin Station, DE 19707.

This termination of declaration of restrictions is associated with the property into 147 lots with associated site improvement, utilizing the open space planned subdivision. S Zoning. CD 12. Red Lion Hundred. (T.P. 12 08 035, 08 074, 08 012.00.

To amend a Declaration of Restrictions

This termination of declaration of restrictions is associated with the property into 147 lots with associated site improvement, utilizing the open space planned subdivision. S Zoning. CD 12. Red Lion Hundred. (T.P. 12 08 035, 08 074, 08 012.00.

Transfer of Development Rights and Other Incentives

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Regarding Housing in New Castle County. Ord. 22 0622 0379 (Ord. 22 0623 0695).

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Meeting Date: November 1, 2022
- Date of Notice: October 9, 2005
- Date of Amendment: July 6, 1990
- Date of Declaration: November 13, 1989, and November 14, 1989, further

Additional Information

Detailed information regarding the applications and amendments may be found at the County Administrative Building, 1801 Ogletown Road, Hockessin Station, DE 19707.