

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD PUBLIC HEARING

Tuesday, February 7, 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: February 7, 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/89044261804?pwd=UWd2cG1SR21DMnZTcW00WlhHTDNSQT09>

Passcode: 839923

Or One tap mobile:

US: +13092053325,,89044261804#,,,,*839923# or +13126266799,,89044261804#,,,,*839923#

Or Telephone:

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

US: +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 +1 305 224 1968 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 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

Webinar ID: 890 4426 1804

Passcode: 839923

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

AGENDA

[2022-0656-T](#), (Ord. 22-112) to amend New Castle County Code Chapter 40 (The "Unified Development Code") to establish a protected Open Space Zoning District.

[2021-0287-S](#), North side of Churchtown Road, approximately 3200 ft west of Back Creek Drive. Exploratory Major Land Development Plan for **Country Club Estates** proposes to combine tax parcels 13-011.00-001, 002, 033, 162, and 163 into a single parcel to construct an Open Space Planned subdivision consisting of 131 large single family lots (20 age restricted), 113 small single family lots (72 age restricted), 44 single family village lots, 36 townhouses, and 216 multi-family apartment units with associated improvements including clubhouses and recreational areas. S Zoning. CD 6. St. Georges Hundred (T.P. 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162, and 13-011.00-163)

[2021-0285-S](#), (Ord. 23-007) South side of Bethel Church Road, approximately 1,850 feet west of Choptank Road; West side of Choptank Road, 3500 feet south of Bethel Church Road. Exploratory Major Land Development Plan for **Carter Farm** proposes to combine tax parcels 11-061.00-001, 11-061.00-005, and 11-061.00-008 into single parcel, to subdivide and construct an Open Space Planned development of 189 large single family lots, 32 small single family lots, 32 lot line single family lots, 95 Village Lots, 36 townhouse lots, and 240 multi-family apartment units with associated improvements, including clubhouses and recreational areas. **Ord. 23-007 will Rezone 2.08+ Acres of Tax Parcel 11-061.00-005 From S (Suburban) to S (Suburban) and H (Historic) Overlay Zone.** S Zoning. CD 6. Pencader Hundred (T.P. 11-061.00-001, 11-061.00-005, and 11-061.00-008)

[2022-0475-S](#), West side of Philadelphia Pike, 728 feet north of W. Delaware Avenue. Exploratory Major Land Development for **Claymont Self Storage** proposes to combine T.P. 06-095.00-582 and 06-095.00-588 into a single parcel, to construct a three-story 100,862 GFA self-storage building and related site improvements. CR and HT Zoning. CD 8. Brandywine Hundred. (T.P. 06-095.00-582 and 06-095.00-588)

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.

