

**PUBLIC HEARING AGENDA**

**RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE**

**Wednesday, February 23, 2022  
9:30 a.m.**

**\*NOTE: This hearing will be held ENTIRELY as a virtual meeting utilizing Zoom Webinar due to the January 3, 2022 State of Emergency declaration and in accordance with 29 Del. C. Section 10001 et.al. The Multi-Purpose Room, Gilliam Building, 67 Reads Way will NOT 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: February 23, 2022 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/87534275357?pwd=K0ZsMmpHbFU1NkxhQjliQk5xNWZidz09>  
Passcode: 545313

**Or One tap mobile:**

US: +13126266799,,87534275357# or +19292056099,,87534275357#

**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: 875 3427 5357

**AGENDA**

**Call to Order**

**Roll Call**

**Old Business**

**New Business**

**Applications:**

**1. Parkway Gravel, Inc.**

Council District 12

Address: 1871 DuPont Pkwy & 0 Lorewood Grove Rd.  
Middletown, DE 19709

Parkway Gravel, Inc. requests a recommendation from the Committee to the Department of Land Use for a Resource Protection Standards variance from the provisions of the Unified Development Code Section 40.10.160.B in order to construct 48% impervious cover in a WRPA Recharge Area (20% permitted) and a recommendation to the Department of Land Use and the Board of Adjustment for a Resource Protection Standards variance from the provisions of the Unified Development Code Section 40.10.110 and Table 40.10.010 to disturb 89% of a WRPA Recharge Area (50% allowed) in order to build a Village Community with 910 residential units and 82,600-sf of non-residential GFA. Applicant proposes to recharge roof-top runoff to mitigate groundwater recharge and reforestation.

The property is zoned Suburban (S), (App. 2021-0586), TP: 13-003.00-014 & 12-035.00-001.

## **2. First State Crossing**

Council District 8

Address: 5988 Philadelphia Pike  
Claymont, DE 19703

Claymont Properties, LLC requests a recommendation from the Committee to the Department of Land Use and the Board of Adjustment for a variance from the provisions of the Floodplain Management Regulations, Requirements in all Special Flood Hazard Areas of the Unified Development Code (UDC) Section 40.10.320.E.1, to allow 44,220 CY net loss of floodplain storage where none is permitted. Applicant proposes floodplain storage and wetland creation at a nearby site in the City of Wilmington.

The property is zoned Heavy Industrial (HI), (App. 2021-0709), TP: 06-073.00-001.

### **Other Business:**

N/A

### **Comments from the Public**

### **Adjournment**

Plans are available for public review online at [www.newcastlede.gov/lu](http://www.newcastlede.gov/lu). For all additional information, please contact the Department of Land Use, Monday - Friday from 8:00 a.m. to 4:00 p.m. by phone at (302) 395-5400 or by email at: [landuse@newcastlede.gov](mailto:landuse@newcastlede.gov).

Individuals needing reasonable accommodations according to the Americans with Disabilities Act, please call 395-5400 (DRS, 1-800-232-5460) at least (5) business days before the meeting/hearing.