

**AGENDA**  
**\*Revised 7/3/2023**  
**NEW CASTLE COUNTY**

**PLANNING BOARD PUBLIC HEARING**

**Wednesday, July 5, 2023**

**7:00 P.M.**

**NOTE: The Planning Board has resumed in-person hearings. This public hearing will be held in the New Castle Room of the Government Center Building at 87 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: July 5, 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/82464038467?pwd=MDZRUEoxNUZ4ZndiL1E1UVdqKyt6QT09>

Passcode: 964943

Or One tap mobile :

+19292056099,,82464038467#,,,,\*964943# US (New York)  
+13017158592,,82464038467#,,,,\*964943# US (Washington DC)

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: 824 6403 8467

Passcode: 964943

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

## **AGENDA**

~~App. 2023-0213-T / Ord. 23-053: *Economic Development Ordinance*. To amend the New Castle County Code Chapter 40 ("Unified Development Code"), Article 3 ("Use Regulations"), Article 5 ("Site Capacity and Concurrency Calculations"), Article 8 ("Nonconforming Situations"), Article 22 ("Drainage, Utilities, Septic Systems, Parking, Loading, and Lighting"), Article 26 ("Modification of Standards"), Article 31 ("Procedures and Administration"), Article 33 ("Definitions"), and Appendix 7 ("Guiding Principles for Development") regarding development, redevelopment, and the Guiding Principles to be consistent with the Comprehensive Plan.~~

[App. 2022-0335-S/Z / Ord. 22-143](#): *Walker Farm Industrial Development*. (TP 10-024.00-219.) New Castle Hundred. South side of Churchmans Road, approx. 2,900 feet northeast of Airport Road. Major land development plan with rezoning application to rezone 61.37± acres of S (Suburban) to I (Industrial) and construct 837,600 square feet of warehouse space with associated site improvements. CD 7.

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](http://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  
Patibanda, Land Use General Manager

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