

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD BUSINESS MEETING

Tuesday, July 18, 2023

9:00 A.M.

NOTE: The Planning Board Business Meeting will be held in the New Castle Room, Department of Land Use, in the New Castle County Government Center, 87 Reads Way, New Castle, DE 19720. Planning Board Business Meetings will also be live-streamed on the Zoom platform (see below). The Board will take public comments from in-person attendees and via Zoom.

Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

ZOOM Webinar log-in beginning at 8:45 A.M.

Log-in information for this meeting is as follows:

When: July 18, 2023 9:00 AM Eastern Time (US and Canada)

Topic: Planning Board Business Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83058674278?pwd=S1FoQThNREIDK1BVQ0dOdVcyeVpZUT09>

Passcode: 428251

Or One tap mobile :

+13092053325,,83058674278#,,,,*428251# US

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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 +1 689 278 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 or +1 669 900 6833

Webinar ID: 830 5867 4278

Passcode: 428251

AGENDA

ROLL CALL

MINUTES - June 20, 2023

DEFERRALS

[App. 2020-0004-T](#). Text amendment to amend Chapter 40, Article 3 (“Use Regulations”) and Article 33 (“Definitions ”) regarding Industrial Uses. Ord. 20-008 is a text amendment to amend Article 3 and Article 33 of the Unified Development Code regarding Industrial Uses.

BUSINESS

[App. 2023-0085-S/Z](#) (Ord. 23-052): *Stonegates Retirement Community*. (TP 07-026.00-090). Christiana Hundred. East side of Kennett Pike 3800 feet north of Barley Mill Road. revise previously approved preliminary major land development plan with rezoning for Stonegates Retirement Community Diversified Planned Unit Development (DPUD) to o construct 25,554 SF of additional gross floor area and decrease the open space by 15,000 sf. NCPUD Zoning. CD 2.

[App. 2021-0287-S/Z](#) (Ord 23-021): *Country Club Estates*. (TP 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162, and 13-011.00-163). St. Georges Hundred. North side of Churchtown Road, approximately 3200 ft west of Back Creek Drive. Exploratory Major Land Development Plan and rezoning to combine tax parcels 13-011.00-001, 13-011.00-002, 13-011.00-033, 13-011.00-162, and 13-011.00-163 into a single parcel to construct an Open Space Planned subdivision consisting of 113 large single-family lots, 131 small single-family lots, 44 single family village lots, 36 townhouses, 216 multi-family apartment units with associated improvements including clubhouses and recreational areas, and to rezone 4.48 AC of 13-011.00-162 from S zoning to S and H zoning. S Zoning. CD 6.

[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.

OTHER BUSINESS

REPORT OF COMMITTEES

REPORT OF GENERAL MANAGER

REPORT OF CHAIRPERSON

OTHER BOARD MEMBER COMMENTS

COMMENTS FROM THE PUBLIC

ADJOURNMENT

Address comments by mail to: Department of Land Use, Zoning Section, 87 Reads Way, New Castle, DE 19720 **or by email to:** [\[email protected\]](#)