

**AGENDA**

**Updated 9/18/2023**

**NEW CASTLE COUNTY**

**PLANNING BOARD PUBLIC HEARING**

**Tuesday, October 3, 2023**

**7:00 P.M.**

**Planning Board public hearings are held in-person in the New Castle Room of the Government Center Building at 87 Reads Way, New Castle, DE 19720 and will also be live-streamed on the Zoom platform for public testimony.**

**The public may participate in-person or virtually.**

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: October 3, 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/83242413085?pwd=dzB6UGh1YTluNmM3V241K1V3NmIndz09>

Passcode: 390353

Or One tap mobile:

+19292056099,,83242413085#,,,,\*390353# US (New York)

+13017158592,,83242413085#,,,,\*390353# 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: 832 4241 3085

Passcode: 390353

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

## AGENDA

[App. 2022-0374-S](#): *Jamison Commerce Center*. (TP 13-008.00-054.) St. Georges Hundred. North side of DE Rt. 301 and westerly side of Jamison Corner Road. Major land development plan to Construct 3 warehouses totaling 481,000 square feet and a 54,000 square foot, self-storage facility with associated improvements. BP Zoning. CD 6.

[App. 2022-0039-S](#): *Stanton Christiana Industrial Development*. (TP 09-024.00-002.) White Clay Creek Hundred. North side of Eagle Run Road, west side of Stanton Christiana Road, and east side of I-95. Major land development plan to construct 442,800 square feet of warehouse space with associated improvements. CR Zoning. CD 1.

[App. 2023-0326-T](#): *Hamlets and Villages*. (Ord. 23-084) Text amendment to amend New Castle County Code, Chapter 40 ("Unified Development Code"), Article 25 ("Design") regarding Hamlet and Village Design and Location.

[App. 2023-0325-Z](#): *Comprehensive Rezoning*. (Ord. 23-083) Comprehensive Rezoning to revise the New Castle County Zoning Maps pursuant to New Castle County Code, Chapter 40 ("Unified Development Code"), Article 31 ("Procedures and Administration"), Section 40.31.113 ("Exploratory Plan Review Stage").

**\*For a full list of properties to be rezoned, please see the exhibit below. Click [here](#) for the Comprehensive Rezoning Interactive Map.**

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  
Manager

Charuni Patibanda, Land Use General  
Manager

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### COMPREHENSIVE REZONING LIST OF PARCELS TO BE REZONED

**APPOQUINIMINK HUNDRED:** 14-010.00-002 (0 Middletown Warwick Rd), 14-010.00-003 (0 Strawberry Ln), 14-010.00-009 (0 Middletown Warwick Rd), 14-010.00-010 (1422 Middletown Warwick Rd), 14-010.00-011(323 Strawberry Ln), 14-010.00-015 (0 Strawberry Ln), 14-010.00-016

(1352 Middletown Warwick Rd), 14-010.00-017 (1330 Middletown Warwick Rd, Stardel Inc), 14-010.00-018 (1280 Middletown Warwick Rd), 14-010.00-026 (301 Strawberry Ln), 14-010.00-028 (0 Middletown Warwick Rd, Stardel Inc), 14-010.00-032 (1416 Middletown Warwick Rd, Shahan Subdivision);

**ARDENTOWN:** 27-001.00-001(2206 Millers Rd, Ardentown);

**BRANDYWINE HUNDRED:** 06-040.00-002 (0 Concord Pike Off, Woodlawn Trustees), 06-060.00-010 (1 Naamans Rd, Gilbert Subdivision), 06-077.00-274 (0 Concord Pike Off, First Unitarian Church), 06-122.00-081 (301 Carr Rd, Rockwood Office Park), 06-127.00-001 (742 Alapocas Dr, E I Dupont Denemours), 06-136.00-028 (20 Granite Rd, Wilmington Friends School), 06-147.00-017 (1204 Lighthouse Rd), 26-014.10-006 (1600 N Park Dr, Abessinio Stadium);

**CHRISTIANA HUNDRED:** 07-009.00-027 (17 Gun Club Rd, Auburn Valley), 07-009.00-028 (0 Creek Rd), 07-030.20-015 (0 New Bridge Rd), 07-043.40-054 (2 Highspeed Way), 07-043.40-055 (1400 Delmarva Ln, Russell W Peterson Urban Wildlife Refuge), 07-044.10-004 (1300 Delmarva Ln), 07-044.30-001 (0 S Madison St Off, Hub Marine & Industrial Acres Corp), 07-044.30-003 (0 S Madison St Off);

**MILL CREEK HUNDRED:** 07-009.00-027 (17 Gun Club Rd, Auburn Valley), 08-001.00-022 (1166 Yorklyn Rd, Auburn Valley), 08-007.40-124 (623 Yorklyn Rd, Hockessin Center), 09-008.00-010 (0 Creek Rd, 555 Paper Mill Road);

**NEW CASTLE HUNDRED:** 10-015.00-004 (2162 New Castle Ave), 10-017.00-003 (251 Churchmans Rd, Churchmans Office Complex), 10-030.00-046 (0 River Rd), 10-035.00-002 (300 S Dupont Hwy), 10-035.00-056 (790 Grantham Ln, Dellaversano Subdivision), 10-045.00-011(1345 River Rd), 10-045.00-012 (0 River Rd), 10-049.00-073 (0 River Rd, Delaware City Refining Co), 10-049.00-074 (1042 S Dupont Hwy, Stockton Dev Co), 10-050.00-007 (1421 River Rd, Tall Subdivision), 10-050.00-008 (0 River Rd), 10-050.00-009 (0 River Rd), 10-050.00-011 (1493 River Rd, Red Lion Energy Center), 10-050.00-012 (1545 River Rd, Getty Refining & Marketing Co), 10-050.00-013 (1426 River Rd, Tall Subdivision);

**PENCADER HUNDRED:** 11-014.00-044 (904 Old Baltimore Pike, Dayett Mills Inc), 11-014.00-045 (2029 Sunset Lake Rd), 11-018.00-012 (0 Eggerts Ln), 11-018.00-060 (0 Old Coochs Bridge Rd, Glasgow Commons), 11-018.00-061 (2001 Old Coochs Bridge Rd, Glasgow Commons), 11-018.00-062 (0 Dusk Run Rd, Glasgow Commons), 11-022.00-014 (2199 Pulaski Hwy, Glasgow Regional Park), 11-022.00-016 (0 Dusk Run Rd, Glasgow Commons), 11-025.00-026 (0 Pulaski Hwy Off, Upper Chesapeake Corporate Ctr), 11-032.00-001 (210 Benjamin Blvd), 11-032.00-259 (209 Benjamin Blvd), 11-058.00-009 (4 Troopers Way, Summit Aviation);

**RED LION HUNDRED:** 10-049.00-073 (0 River Rd, Delaware City Refining Co), 10-049.00-074 (1042 S Dupont Hwy, Stockton Dev Co), 12-002.00-024 (0 S Dupont Hwy), 12-006.00-041 (1535 Red Lion Rd, Harris Subdivision), 12-007.00-020 (4120 Wrangle Hill Rd, Bear Babe Ruth Kodiak Park), 12-013.00-081 (4110 Wrangle Hill Rd, Bear Babe Ruth Kodiak Park), 12-021.00-003 (4667 Wrangle Hill Rd, Delaware City Refining Co), 12-036.00-001 (0 Biggs Ln, Union Carbide Corp), 13-004.00-001 (309 Port Penn Rd, Union Carbide Corp);

**ST GEORGES HUNDRED:** 11-058.00-009 (4 Troopers Way, Summit Aviation), 13-004.00-001 (309

Port Penn Rd, Union Carbide Corp), 13-008.00-002 (715 Jamison Corner Rd, Town of Whitehall), 13-008.00-019 (2093 Dupont Pky), 13-008.00-027 (2256 Dupont Pky, Lester Subdivision), 13-008.00-028 (2105 Dupont Pky, Lester Subdivision), 13-008.00-044 (310 Hyetts Corner Rd, Hyetts Corner Road Water Treatment Plant), 13-008.00-045 (2229 Dupont Pky, Van Wingerden Associates), 13-008.00-053 (707 Jamison Corner Rd, Town of Whitehall), 13-008.00-058 (710 Hyetts Corner Rd, 13-009.00-001 (381 Port Penn Rd, Lighthouse Farm), 13-013.00-029 (2344 Dupont Pky), 13-013.00-030 (2348 Dupont Pky), 13-013.00-035 (2398 Dupont Pky, Shoppes of St Georges), 13-013.00-083 (0 Dupont Pky, Lester Subdivision), 13-013.00-148 (2356 Dupont Pky, Shoppes of St Georges), 13-013.00-249 (0 Dupont Pky);

**WHITE CLAY CREEK HUNDRED:** 09-008.00-010 (0 Creek Rd, 555 Paper Mill Road), 09-011.00-070 (606 Stanton Christiana Rd), 09-029.00-003 (39 E Regal Blvd), 09-029.00-015 (0 Chapman Rd), 09-030.30-091 (2008 Point Hamlet Rd, Christiana Village), 09-033.00-038 (475 Gender Rd, Breezewood Sec III).