

**AGENDA  
NEW CASTLE COUNTY  
PLANNING BOARD BUSINESS MEETING  
DEPARTMENT OF LAND USE - NEW CASTLE ROOM  
87 READS WAY, NEW CASTLE, DELAWARE  
December 15, 2015  
9:00A.M.**

**ROLL CALL**

**MINUTES** – November 17, 2015

**DEFERRALS –**

**BUSINESS**

**App. 2014-0468-S/Z.** South side of Limestone Road (SR 7), northerly side of Old Limestone Road and Milltown Road. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **Milltown Square**. The plan proposes to consolidate three tax parcels, rezone 5.43 acres from S to ON and maintain 3.3 acres in the S zoning district for the construction of a 42,000 square foot office building with 14,000 s.f. of storage area and three single family detached residential lots on a total of 8.56 acres. **Ord. 15-020 will rezone 5.46 acres from S (Suburban) to ON (Office Neighborhood) and will rezone 3.30 acres from S to ST (Suburban Transition) and to amend the 2012 Comprehensive Development Plan consistent therewith. CD 9.**

It should be noted that the applicant is no longer pursuing the ST zoning for the residential parcels along Old Limestone Road. A revised rezoning exhibit will be prepared.

**OTHER BUSINESS**

**REPORT OF COMMITTEES**

**REPORT OF GENERAL MANAGER**

**REPORT OF CHAIRMAN**

**OTHER BOARD MEMBER COMMENTS**

**COMMENTS FROM THE PUBLIC**

**ADJOURNMENT**

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**\*\*\* PENDING APPLICATIONS \*\*\***

**There are no pending applications.**

**Address comments to: Department of Land Use, Zoning Section, 87 Reads Way, New Castle DE 19720 or [LandUse@nccde.org](mailto:LandUse@nccde.org)**

New Castle County  
DEPARTMENT OF LAND USE and PLANNING BOARD  
~~Public Hearing~~ Register

12/15/05  
(date)

*Business Map*

IMPORTANT: PLEASE PRINT

Application No. \_\_\_\_\_

1. Sophia Tarabicos  
Name  
100 W. Commons Blvd, Suite 415  
Street Address  
New Castle DE 19720  
City State Zip

2. Larry Tarabicos  
Name  
(same as #1)  
Street Address  
City State Zip

3. Mike Hoffman  
Name  
(same as #1)  
Street Address  
City State Zip

4. \_\_\_\_\_  
Name  
Street Address  
City State Zip

5. \_\_\_\_\_  
Name  
Street Address  
City State Zip

6. \_\_\_\_\_  
Name  
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City State Zip

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12. \_\_\_\_\_  
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City State Zip

13. \_\_\_\_\_  
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Street Address  
City State Zip

14. \_\_\_\_\_  
Name  
Street Address  
City State Zip

***FINAL***  
**MINUTES - BUSINESS MEETING**  
**NEW CASTLE COUNTY PLANNING BOARD**  
**87 READS WAY, NEW CASTLE, DELAWARE**  
**December 15, 2015**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, December 15, 2015 in the New Castle Room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Acting Chair Sandra Anderson at 9:00 a.m.

The following Board members were present:

Sandra Anderson	Leone Cahill
Richard Killingsworth (9:05)	William McGlinchey
Joseph Montgomery	Linda Porras-Papili
David Sheppard (9:05)	

The following Board members were absent:

Robert Snowden	Ruth Visvardis
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Planning Board Attorney, Department of Law

Monica Horton

The following Department of Land Use employees were present at the meeting:

George Haggerty	Reed Macmillan
Ken Bieri	Valerie Cesna

The following members of the public were in attendance:

Larry Tarabicos	Sophia Tarabicos
Mike Hoffman	Tara Pakrouh

**MINUTES**

The minutes of the November 17, 2015 were not ready for review.

**DEFERRALS –**

None.

## BUSINESS -

**App. 2014-0468-S/Z.** South side of Limestone Road (SR 7), northerly side of Old Limestone Road and Milltown Road. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **Milltown Square**. The plan proposes to consolidate three tax parcels, rezone 5.43 acres from S to ON and maintain 3.3 acres in the S zoning district for the construction of a 42,000 square foot office building with 14,000 s.f. of storage area and three single family detached residential lots on a total of 8.56 acres. **Ord. 15-020 will rezone 5.46 acres from S (Suburban) to ON (Office Neighborhood) and will rezone 3.30 acres from S to ST (Suburban Transition) and to amend the 2012 Comprehensive Development Plan consistent therewith. CD 9.**

It should be noted that the applicant is no longer pursuing the ST zoning for the residential parcels along Old Limestone Road. A revised rezoning exhibit will be prepared.

The Department considered the *Standards for Zoning Map amendment* in Section 40.31.410, A through E, the proposed plan, and comments received from agencies and the public. Based on this analysis the Department of Land Use recommended **CONDITIONAL APPROVAL** of Ordinance 15-020 subject to the following:

- The conceptual architectural rendering submitted by the applicant will serve as the basis for the final design to be approved by the Department after additional meetings with the applicant.

The Planning Board considered the recommendation offered by the Department of Land Use.

On a motion by Ms. Cahill, seconded by Ms. Anderson, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 15-020 (App. 2014-0468-S/Z) subject to the same condition recommended by the Department. The motion was adopted by a **vote of 5-0-2-2** (YES: *Anderson, Cahill, McGlinchey, Montgomery, Porrás-Papili*, NO: *none*; ABSTAINING: *Killingsworth, Sheppard*; ABSENT: *Snowden, Visvardis*).

In discussion preceding the vote, the following comments were offered:

Ms. Anderson said this plan solves a sticky problem, referring to the differing characteristics of the two road frontages. However, she wondered if the residents of Old Limestone Road will miss their ability to enter from Milltown Road.

Mr. McGlinchey and Mr. Montgomery agreed with Ms. Anderson's comment regarding the design of the land development plan.

## **OTHER BUSINESS**

None.

## **REPORT OF COMMITTEES**

None.

## **REPORT OF GENERAL MANAGER**

George Haggerty, Acting General Manager, reported on the following items:

UDC Updates – In addition to public meetings already held by the Department to gather comments on the updates the Department is now planning to reach out to individual groups such as the Chamber of Commerce, 7 & 40 Alliance, GHADA, CCOBH, CIRC, ACEC, etc. In January, February, and March meetings will continue on the Guiding Principles, NPOD (Neighborhood Preservation Overlay District), and EED (Economic Empowerment District) then those ordinances will be revised accordingly. Ordinance adoption is anticipated before the end of 2016. Phase 2 (Healthy Communities and Development Standards) will commence mid-2016 and Phase 3 (Administrative Issues) will follow. The Department web site contains information and documents relating to this planning process to date.

Department of Land Use FY 2017 Budget – The budget was recently submitted and mirrors the current operations of the Department but with a 10% increase. Much of this increase will enhance Code Enforcement operations, additional consultant fees to finalize the UDC products, and technology upgrades.

Mr. Killingsworth asked about regulations regarding disposition of abandoned property and Mr. Haggerty said that will be addressed during the review of administrative issues. He mentioned the Department currently spends \$500,000 a year fixing, repairing, cutting grass, picking up trash, etc. and that amount is being increased 10%. Mr. Haggerty said that due to recent legislation the County now engages with abandoned properties proactively rather than reactively and the proceeds from abandoned property sales go into the General Fund. Mr. Killingsworth asked if creation of a land bank has been considered, and suggested it be discussed in the future. Mr. Haggerty noted there are a number of private organizations that may prove to be valuable partners in managing abandoned and neglected properties.

## **REPORT OF CHAIRPERSON**

Mr. Killingsworth thanked the Board members for their hard work and dedication during the past year.

## **OTHER BOARD MEMBER COMMENTS**

None.

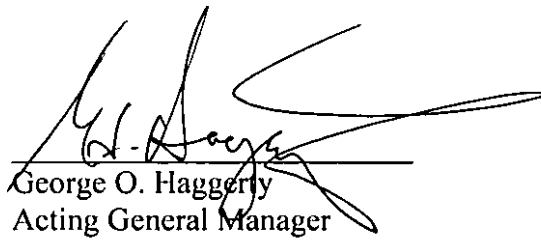
**COMMENTS FROM THE PUBLIC**

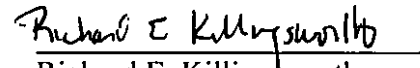
Monica Horton, Counsel to the Planning Board, announced she is leaving County employment. The January 5, 2016 Planning Board public hearing will likely be her last meeting.

**ADJOURNMENT**

The Board voted to adjourn the meeting at 9:37 a.m.

**ATTEST:**

  
George O. Haggerty  
Acting General Manager  
Department of Land Use

  
Richard E. Killingsworth  
Chairman  
Planning Board