

**AGENDA  
NEW CASTLE COUNTY  
PLANNING BOARD BUSINESS MEETING  
DEPARTMENT OF LAND USE - NEW CASTLE ROOM  
87 READS WAY, NEW CASTLE, DELAWARE  
July 19, 2016  
9:00A.M.**

**ROLL CALL**

**MINUTES –** April 19, 2016 Minutes  
(May 19, 2016 meeting was canceled.)  
(June 21, 2016 meeting was canceled.)

**DEFERRALS –**

**BUSINESS**

**App. 2015-0045-S/Z.** Northwest corner Pulaski Hwy. (US 40) and LaGrange Parkway. Exploratory Major Land Development Plan, Rezoning, and PLUS Review for **LaGrange Plaza** The purpose of the plan is to rezone the remaining portion of the existing 5.25 acre parcel to CR to construct a 6,560 SF restaurant and a 10,720 SF office/retail building. Ord. 15-090 will rezone 1.41 acres from S (Suburban) and H (Historic Overlay) to CR (Commercial Regional) and H (Historic Overlay) and amend the 2012 Comprehensive Plan consistent therewith. CD 11.

**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

BUSINESS MEETING

Public Hearing Register

July 19, 2016  
(date)

IMPORTANT: PLEASE PRINT

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

1. JOHNNIE Crowder  
Name  
1077 LaGrange PKWY  
Street Address  
NEWARK, DE 19702  
City State Zip

2. Scott Cobdell  
Name  
630 Churchmans Road Suite 105  
Street Address  
NEWARK DE 19702  
City State Zip

3. SOPHIA TARABICOS  
Name  
TARABICOS / GROSSO  
Street Address  
City State Zip

4. Aman SHARMA  
Name  
TARABICOS / GROSSO  
Street Address  
City State Zip

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

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

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

FINAL

**MINUTES - BUSINESS MEETING  
NEW CASTLE COUNTY PLANNING BOARD  
87 READS WAY, NEW CASTLE, DELAWARE  
July 19, 2016**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, July 19, 2016 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 9:02 a.m.

The following Board members were present:

Sandra Anderson	Robert Snowden
Joseph Montgomery	Linda Porras-Papili
Ruth Visvardis	David Sheppard (9:10)

The following Board members were absent:

Leone Cahill	Richard Killingsworth
William McGlinchey	

Planning Board Attorney, Department of Law

Jordan Perry

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

George Haggerty	Reed Macmillan
Antoni Sekowski	Valerie Cesna
Marco Boyce	

The following members of the public were in attendance:

Johnnie Crowder	Scott Lobdell
Sophia Tarabicos	Aman Sharma

**MINUTES**

On motion by Ms. Visvardis, seconded by Mr. Montgomery, the minutes of the April 19, 2016 meeting was approved as written by a vote of 5-0-4 (YES: Anderson, Montgomery, Papili, Snowden, Visvardis; NO: none; ABSTAIN: none; ABSENT: Cahill, Killingsworth, McGlinchey, Sheppard).

**DEFERRALS** – None.

**BUSINESS -**

**App. 2015-0045-S/Z.** Northwest corner Pulaski Hwy. (US 40) and LaGrange Parkway. Exploratory Major Land Development Plan, Rezoning, and PLUS Review for **LaGrange Plaza**. The purpose of the plan is to rezone the remaining portion of the existing 5.25 acre parcel to CR to construct a 6,560 SF restaurant and a 10,720 SF office/retail building. Ord. 15-090 will rezone 1.41 acres from S (Suburban) and H (Historic Overlay) to CR (Commercial Regional) and H (Historic Overlay) and amend the 2012 Comprehensive Plan consistent therewith. CD 11.

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 is of the opinion that the standards are met by this proposal.

The Department of Land Use recommended **CONDITIONAL APPROVAL** of Ordinance 15-090 subject to the following:

1. The applicant will continue to work with the Department and the Historic Review Board to refine the architectural renderings which will be required to apply the architectural design, materials, and features to all sides of both buildings.
2. The exploratory plan will be revised to take into account the smaller office building footprint resulting from its redesign to two stories and to use this opportunity to adjust the location of the office building, loading zone, and trash enclosure to reduce the impact on the adjacent homes.

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

On a motion by Mr. Sheppard, seconded by Mr. Montgomery, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 15-090 (App. 2015-0045-S/Z) subject to the same conditions recommended by the Department of Land Use. The motion was adopted by a vote of **6-0-3** (YES: *Anderson, Montgomery, Porrás-Papili, Sheppard, Snowden, Visvardis*; NO: *none*; ABSENT: *Cahill, Killingsworth, McGlinchey*).

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

Mr. Snowden asked if the reduced office building footprint is already shown on the current exploratory plan. Valerie Cesna, Department of Land Use Planner, explained the footprint shown currently is the GFA as a one-story building and she said the footprint will be substantially reduced when raised to two stories since the GFA will not be increased. That circumstance will provide options to adjust the layout. At this time the Department is not making specific recommendations on how that area of the site should be reconfigured. The Department is still in the process of working with the applicant to revise the plan.

Ms. Visvardis asked if they reduce the size of the building, would that increase the number of parking spaces. She expressed concern that parking for the restaurant appears to be limited and there may be a need for more. Ms. Cesna explained that the GFA will remain the same, and

therefore, the parking calculation will not change. The current site design meets and exceeds (by 4 spaces) the parking requirement for the restaurant and the medical office uses. However, a smaller footprint will increase the open area and there would be potential to provide more parking if the applicant chooses.

#### **OTHER BUSINESS**

None.

#### **REPORT OF COMMITTEES**

None.

#### **REPORT OF GENERAL MANAGER**

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

- Three ordinances proposing amendments to the UDC are scheduled for PLUS review July 27 (Guiding Principles, Neighborhood Preservation Overlay District, Economic Empowerment District). These ordinances will then be scheduled for Planning Board review October 4, 2016.
- In September Focus Groups will meet and on September 14 a public workshop will be held on the UDC updates relating to process and procedural topics (sunsetting of plans, open space, site design, administration and procedures, etc.
- Five new building inspectors have been hired and the Department is looking to hire more Code inspectors.
- In progress: Drafting an ordinance regarding vacant property registration.
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#### **REPORT OF CHAIRPERSON**

None.

#### **OTHER BOARD MEMBER COMMENTS**

Ms. Anderson asked about the status of the SR 141 planning study, as she has observed DelDOT personnel conducting surveys in the area. Mr. Haggerty said DelDOT may be doing some independent study in the area, but the Department is not reviewing any projects there currently. He mentioned the Toll Brothers project on the former Hercules site is under litigation relating to the Level of Service limitations.

Ms. Papili said she received an email from Bill Dunn regarding the Hercules project and asked if others also received it. No one else was aware of that email message.

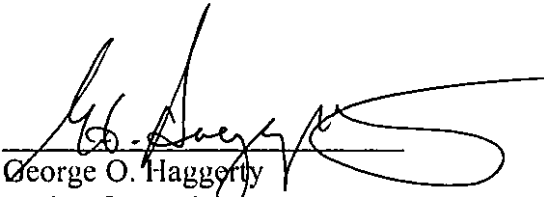
**COMMENTS FROM THE PUBLIC**

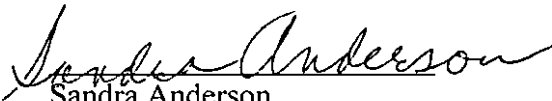
None.

**ADJOURNMENT**

The Board voted to adjourn the meeting at 9:40 a.m.

**ATTEST:**

  
George O. Haggerty  
Acting General Manager  
Department of Land Use

  
Sandra Anderson  
Acting Chair  
Planning Board