

# DEPARTMENT OF LAND USE

## PLANNING BOARD

### PUBLIC HEARING AGENDA \*Revised

Tuesday, January 2, 2018

7 p.m

Multi-Purpose Room

Gilliam Building

67 Reads Way, New Castle

The DEPARTMENT OF LAND USE AND PLANNING BOARD of New Castle County will hold a public hearing on Tuesday, January 2, 2018, in the Multi-Purpose Room of the Gilliam Building, 67 Reads Way, New Castle, DE, beginning at 7 p.m. to consider the following applications. The order in which the applications are listed is subject to change.

[App. 2017-0377-S/Z](#): Northeast corner Concord Pike (US 202) and Prospect Ave. Minor Land Development Plan, Rezoning and PLUS Review for 3701 Concord Pike proposes to rezone a portion of TP 06-064.00-093 from NC 6.5 to CN to combine with TP 06-064.00-092 to relocate entrance and create additional parking for existing commercial retail uses. Ord. 17-118 will rezone 0.071 acres from NC6.5 (Neighborhood Conservation) to CN (Commercial Neighborhood) and amend the Comprehensive Plan consistent therewith. CD 2.

[App. 2016-0491-S/Z](#): South side of Churchmans Road at terminus of Addison Drive. Exploratory Major Land Development Plan, Rezoning and PLUS Review for Cavaliers Country Club proposes to rezone the 146.26 acres from S and NC6.5 to ST and CR so as to consolidate the existing parcels to create 434 residential lots, 288 apartment units, maintain a 29,070 SF clubhouse and propose a 15,390 SF banquet center expansion. Ord. 17-115 will rezone 138.68 acres from S and NC6.5 to ST (S - 136.56 acres, NC-6.5 - 2.12 acres) and from S and NC6.5 to CR (S - 7.45 acres, NC-6.5 - 0.13 acres). CD 1.

[App. 2017-0730-S/Z](#): **\*CONTINUED TO A FUTURE HEARING DATE TBD.**

**This application will not be considered at the January 2, 2018 hearing.**

South side of Garden of Eden Road, approximately 800 feet west of Route 202. Exploratory Resubdivision Plan and Rezoning Review for Columbia Place. The purpose of this plan is to revise a previously approved and recorded Major Land Development Plan with Rezoning (App. 2009-0201-S/Z) and to reconfirm the ST zoning approved by County Council in February 2010 by Ord. 09-090 (reconfirmed in June 2012 by Ord. 12-019). Former Section 40.31.114 of the *New Castle County Code* (which applies to former process plans) requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in strict conformity with the plan that was relied upon by County Council when it granted the rezoning. This plan proposes to revise the previous plan by altering the layout of the former development, increasing the number of condominium from 82 to 88 and decreasing the number of townhouse units from 50 to 44. Ord. 17-

116 will approve a revised exploratory plan for Columbia Place to supersede the existing record plan (20130612-0037649) and reconfirm the rezoning of 15.39 acres from S (Suburban) to ST (Suburban Transition). CD 2.

[App. 2016-0807-S](#): South side of Churchtown Road, 2400 feet west of Choptank Road. Exploratory Major Land Development Plan, and PLUS Review for Clayton Farms proposes to develop the 203.86 acre property as an Open Space Subdivision, Option 1 (Conservation Design) development consisting of 153 single family detached lots. S Zoning. CD 6.

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 in the Land Use Department, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE, from 8:00 A.M. to 4:00 P.M., Monday through Friday.

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.

Sandra D. Anderson, Acting Chairperson

Richard E. Hall, AICP

Planning Board  
of Land Use

General Manager - Department