

## AGENDA

### NEW CASTLE COUNTY

#### PLANNING BOARD BUSINESS MEETING \*REVISED

#### DEPARTMENT OF LAND USE - NEW CASTLE ROOM

87 READS WAY, NEW CASTLE, DELAWARE

January 22, 2019

9:00A.M.

#### ROLL CALL

**MINUTES** – December 18, 2018

**DEFERRALS** –

#### BUSINESS

**App. 2018-0547-T.** To Place a Moratorium on Major Land Development Applications and certain Minor Land Development applications proposing the use of on-site wastewater treatment and disposal (septic) systems in New Castle County. **Ord. 18-093 is an ordinance that will place a temporary stay of 1 year on certain Major and Minor Land development applications incorporating on-site wastewater treatment and disposal (“septic”) systems in New Castle County.** County Council Sponsors: Ms. Kilpatrick & Mr. Tackett.

**\*App. 2018-0643-D: Application 2018-0643-D Terraces at Pike Creek (former Three Little Bakers golf course) has been continued and will not be heard at the January 22, 2019 Planning Board Business Meeting. The application is tentatively rescheduled for the February 19, 2019 Planning Board Business Meeting.**

Former Three Little Bakers Golf Course as bounded by Skyline Drive, New Linden Hill Road, Pike Creek Road and Mermaid Boulevard. **To Amend Declarations of Restrictions**, dated September 10, 1964 and an amendatory agreement to those restrictions dated December 22, 1969 to eliminate the requirements for an 18-hole golf course, increase the amount of open space required for the development to 235 acres, to construct no more than 224 residential dwelling units on parcels 08-036.10-109, 08-036.40-058 and 08-042.40-134 and to permit uses approved by the Department of Land Use and New Castle County Council on the open space set aside for the 18-hole golf course. This application is associated with the land development plan for **Terraces at Pike Creek** (App. 2010-0757-S) S zoning. CD 3. Mill Creek Hundred.

#### OTHER BUSINESS

**Planning Board By-Laws:** Discussion of proposed revisions

#### REPORT OF COMMITTEES

#### REPORT OF GENERAL MANAGER

## REPORT OF CHAIRMAN

## OTHER BOARD MEMBER COMMENTS

## COMMENTS FROM THE PUBLIC

## ADJOURNMENT

---

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

**PUBLIC RECORD OPEN** – The application below has already been presented at a public hearing. The public record is now held open for submission of written comments until February 7, 2018. The tentative date of the business meeting at which the Department and Planning Board will present recommendations is February 19, 2019.

**App. 2018-0531-S/Z.** North side of Route 273, 3,699 feet west of Red Mill Road. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **Avon Commons** proposes 87,967 S.F. of Gross Floor Area (total GFA - 700,347 s.f.). The purpose of this plan is to revise a previously approved and recorded Major Land Development Plan with Rezoning (App. 2014-0700-S/Z) and to reconfirm the CR zoning approved by County Council in July 2015 by Ord. 15-004. Section 40.31.113 and 40.31.114 of the *New Castle County Code* requires that any record plan submitted after County Council adopts a rezoning shall be in general conformance with the development depicted on the approved exploratory or preliminary plan that was relied upon by County Council when it granted the rezoning. ST Zoning. CD 12. New Castle Hundred CR Zoning CD 5. (T.P. 09-016.00-007) White Clay Creek Hundred

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