

AGENDA

NEW CASTLE COUNTY

PLANNING BOARD BUSINESS MEETING

DEPARTMENT OF LAND USE - NEW CASTLE ROOM

87 READS WAY, NEW CASTLE, DELAWARE

February 19, 2019

9:00A.M.

ROLL CALL

MINUTES – January 22, 2019

DEFERRALS –

BUSINESS

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

App. 2018-0643-D: 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. (Continued)

OTHER BUSINESS

Planning Board By-Laws and Special Rules of Order: 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 March 7, 2018. The tentative date of the business meeting at which the Department and Planning Board will present recommendations is March 19, 2019.

App. 2018-0530-S/Z. Southwest side of Church Road, south of CSX railroad. Exploratory Resubdivision Plan and Rezoning Review for **Meridian Crossing**. The purpose of this plan is to revise a previously approved and recorded Major Land Development Plan with Rezoning (Application 2001-1250-S/Z) to increase lot width from 22' to 24' for lots 382-422 and 470-497, convert Aldrin Drive and Gaileo Lane into open space, adjust lots 382-397, 406-422, 479-497 from rear load to front load units and eliminate lots 421, 422, 496 and 497 and to reconfirm the CR zoning approved by County Council in June 2002 by Ord. 02-021. 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

2018-0679-Z. East side of South DuPont Highway (SR 7) and on the northeast side of the intersection of Wrangle Hill Road and South DuPont Highway. This is a County Initiated rezoning at **1386 School House Road** to change the zoning of the site to permit commercial uses on the property. **Ord. 18-131 will rezone 51.01 acre from CR (Commercial Regional) to HI (Heavy Industrial)** and to amend the 2012 Comprehensive Development Plan consistent therewith. CR Zoning. CD12. (T.P. 12-013.00-007)

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