

**VIRTUAL PUBLIC HEARING AGENDA**

**RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE**

**Wednesday, October 27, 2021  
9:30 a.m.**

**In accordance with 29 Del. C. Section 10006A, New Castle County public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings in-person.**

ZOOM Webinar log-in beginning at 9:15 A.M. Log-in information is listed below.

**When: October 27, 2021 9:30 AM Eastern Time (US and Canada)**

**Topic: RPATAC Virtual Public Hearing**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/89799807232?pwd=bWVOa3NGKzZpdFIUcmhDNXRSREtXZz09>

Passcode: 972908

**Or One tap mobile:**

US: +19292056099,,89799807232# or +13017158592,,89799807232#

**Or Telephone:**

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 897 9980 7232

**AGENDA**

**Call to Order**

**Roll Call**

**Old Business**

**New Business**

**Applications:**

- 1. 1313 Little Baltimore Road**  
Council District 3

Address: 1313 Little Baltimore Road, Hockessin, DE 19707

Chinese American Community Center requests a recommendation from the Committee to the Department of Land Use to allow an impervious surface ratio of 28% per section 40.10.160.B of the Unified Development Code which allows only 20% impervious surface in a Cockeysville Formation drainage area. Applicant proposes to infiltrate stormwater to maintain the existing quality and quantity of groundwater recharge.

The property is zoned Suburban (S), (App. 2020-0701), TP: 08-017.00-019.

## **2. Parkway Gravel, Inc.**

Council District 12

Address: 1871 DuPont Pkwy & 0 Lorewood Grove Rd., Middletown, DE 19709

Parkway Gravel, Inc. requests a recommendation from the Committee to the Department of Land Use for a Resource Protection Standards variance from the provisions of the Unified Development Code Section 40.10.160.B in order to construct 51% impervious cover in a WRPA Recharge Area (20% permitted) and a recommendation to the Department of Land Use and the Board of Adjustment for a Resource Protection Standards variance from the provisions of the Unified Development Code Section 40.10.110 and Table 40.10.010 to disturb 94% of a WRPA Recharge Area (50% allowed) in order to build a Village Community with 814 residential units and 85,112-sf of non-residential GFA. Applicant proposes to recharge roof-top runoff to mitigate groundwater recharge and reforestation.

The property is zoned Suburban (S), (App. 2021-0586), TP: 13-003.00-014 & 12-035.00-001.

## **3. Blue Diamond Park, LLC.**

Council District 12

Address: 765 Hamburg Rd. & 780 S. DuPont Hwy, New Castle, Delaware 19720

Blue Diamond Park, LLC. requests a recommendation from the Committee to the Department of Land Use for a Resource Protection Standards variance from the provisions of Unified Development Code Section 40.10.160.B in order to construct 32% impervious cover in a Class C Wellhead (20% impervious cover permitted) in order to redevelop an extractive use facility with a 934,340 SF warehouse and associated improvements. Applicant proposes stormwater recharge and reforestation.

The property is zoned Extraction (EX), (App. 2021-0425), TP: 10-050.00-006 & 10-045.00-007.

### **Other Business:**

N/A

### **Comments from the Public**

### **Adjournment**

Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m. Monday through Friday, or call 395-5400 or on the County's website [www.nccde.org](http://www.nccde.org).