

**AGENDA**  
**NEW CASTLE COUNTY**  
**PLANNING BOARD VIRTUAL BUSINESS MEETING**  
**Tuesday, June 15, 2021**

**9:00 A.M.**

**ZOOM Webinar log-in beginning at 8:45 A.M.**  
**Log-in information for this meeting is as follows:**

**When: June 15, 2021 9:00 AM Eastern Time (US and Canada)**  
**Topic: Planning Board Virtual Business Meeting**

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

<https://us02web.zoom.us/j/82896026456?pwd=eDFRWjFraVhiUjY2a3E0NXVzb25qQT09>  
Passcode: 702731

**Or iPhone one-tap:**

US: +13126266799,,82896026456# or +19292056099,,82896026456#

**Or Telephone:**

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

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

Webinar ID: 828 9602 6456

**AGENDA**

**ROLL CALL**

**MINUTES** – May 18, 2021

**DEFERRALS**

**App. 2020-0004-T**. Text amendment to amend Chapter 40, Article 3 ("Use Regulations") and Article 33 ("Definitions ") regarding Industrial Uses. **Ord. 20-008 is a text amendment to amend Article 3 and Article 33 of the Unified Development Code regarding Industrial Uses.**

**App. 2020-0475-T (Ord. 20-097)**. Ordinance 20-097 is a text amendment to amend New Castle County Code Chapter 40 regarding Article 2 ("Establishment of Zoning Districts"), Article 4 ("District Intensity and Bulk Standards"), Article 18 ("Byway Protection Overlay District"), Article 30 ("County Council and Administrative Bodies"), Article 31 ("Procedures and Administration"), Article 33 ("Definitions"), Appendix 1 ("Application and Plan Requirements"), Appendix 2 ("Fees"), Appendix 6 ("Miscellaneous items") and to establish Appendix 8 ("Byway Overlay Area resources").

**App. 2021-0063-T (Ord. 21-009)**. Ordinance 21-009 is a text amendment to amend New Castle

County Code Chapter 40 ("Unified Development Code"), Article 4 ("District Intensity and Bulk Standards"), Article 5 ("Site Capacity and concurrency Calculations", Article 10 ("Environmental Standards"), Article 20 ("Subdivision and Land Development Design Principles"), Article 23 ("Landscaping, Trees, Plant Maintenance, and Erosion and Sediment Control"), Article 26 ("Administration"), Article 33 ("General Definitions"), Appendix 1 ("Application and Plan Requirements"), and Appendix 3 ("Plant Lists and Planting Guidance for New Castle County") relating to standards for enhanced forest resource preservation.

## **BUSINESS**

**App. 2020-0712-S/Z.** Southwesterly corner of Churchmans Road and Gooding Drive. Exploratory Site Plan, Rezoning and PLUS review for **665 Churchmans Road** proposes to rezone 0.48 acres from NC6.5 (Neighborhood Conservation – 6,500 Square Foot Minimum Lot Size) to ON (Office Neighborhood) to permit the continued office use of the site. **Ord. 21-035 will rezone 0.48 acres from NC6.5 to ON and amend the 2012 Comprehensive Development Plan consistent therewith.** NC6.5 to ON Zoning. CD 1. White Clay Creek Hundred.

**App. 2021-0102-T** (Ord. 21-013). Ordinance 21-013 is a text amendment to amend Section 40.31.120 ("Text Amendments") of the New Castle County Code regarding the process related to text amendments and amendments or substitutes thereto.

**App. 2021-0127-T** (Ord. 21-018). Ordinance 21-018 is a text amendment to amend New Castle County Code Chapter 40 ("Unified Development Code"), Article 22 ("drainage, utilities, septic systems, parking, loading, and lighting"), regarding on-site wastewater treatment (septic) systems.

## **OTHER BUSINESS**

### **REPORT OF COMMITTEES**

### **REPORT OF GENERAL MANAGER**

### **REPORT OF CHAIRMAN**

### **OTHER BOARD MEMBER COMMENTS**

### **COMMENTS FROM THE PUBLIC**

### **ADJOURNMENT**

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