

## **Greenville residents decry project plans**

Stoltz plans residential tower and 96-acre mixed-use complex

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Residents of Greenville flooded a New Castle County hearing room Tuesday night to mostly oppose two big development plans they say are out of character with their communities.

The two controversial development proposals are by Stoltz Real Estate Partners of Bala-Cynwyd, Pa., for the former DuPont Barley Mill Plaza office complex, and Greenville Shopping Center at Kennett Pike and Buck Road.

Local business owners and residents called on the county Planning Board to require modifications, or quash the plans entirely. About 150 people attended the meeting.

Stoltz has submitted plans to New Castle County for 2.9 million square feet of shops, restaurants, a hotel, housing and office space on 96 acres along Del. 141 that it bought from DuPont for more than \$90 million.

It also is proposing to build a 12-story residential building near the Greenville Manor housing community that would include some office and retail space.

Pam Scott, who represented Stoltz at the meeting, said the company would continue to meet with the communities and take suggestions into consideration.

But she said Stoltz already has modified the plans, which meet county code.

Councilman Robert Weiner, R-2nd District, said further improvements are needed.

“While there are different uses which are incorporated into the current site plan, it does not create a well-integrated, walkable neighborhood using the best mixed-use principles that can be incorporated to create the type of neighborhood that is discussed in the comprehensive plan and zoning ordinance,” he said.

Weiner wants a walkable community and smaller-scale residential buildings, rather than the 10-story building and three eight-story structures in the current plan.

Residents complained that construction would take away from neighborhood character, cramp roads with workers and shoppers, and increase noise.

In July, the New Castle County Department of Land Use called plans that Stoltz submitted unacceptable and expressed concerns about the impact on the surrounding community.

Dozens of residents from the Greenville area urged Stoltz and Land Use officials to reduce the size of the project he has proposed there.

“Are we accomplishing the right kind of transition here when we allow a twelve-story building and a seven-story garage?” asked Richard Beck, of the Kennett Pike Association. “We submit, absolutely not.”

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