



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District

Co-Chair: Janet Kilpatrick, Third District

June 7, 2022

3:00 PM

VIRTUAL ZOOM WEBINAR MEETING &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801**

MINUTES

A. Meeting Call to Order

Called to order by Ms. Kilpatrick at 3:02pm

Councilmembers present:

Mr. Bell, Mr. Carter, Mr. Cartier, Ms. Diller, Ms. Hartley Nagle, Ms. Kilpatrick, Mr. Sheldon,
Mr. Smiley, Mr. Street, Mr. Tackett, Mr. Woods

Councilmembers absent:

Ms. Durham, Mr. Hollins

B. Approval of Minutes

Mr. Smiley made a motion to approve the minutes, seconded by Mr. Cartier

Motion was carried unanimously.

C. Review/Discussion of Resolution(s)

Ms. Kilpatrick asked to cover the Substitutions first.

R22-: TO RENAME THE APARTMENT COMPLEX RECORDED AS "FOREST PARK APARTMENTS," TAX PARCEL NUMBER 08-042.20-034, AN APARTMENT COMPLEX LOCATED ON THE EAST SIDE OF FAIRMONT DRIVE, 1,100 FEET SOUTH OF SKYLINE DRIVE, TO "FAIRWAY PARK APARTMENTS;" APPLICATION NO. 2021-0463; COUNCIL DISTRICT 3 Introduced by: Ms. Kilpatrick

D. Review/Discussion of Ordinance(s)

Mike Hoffman, Tarabicos, Grosso & Hoffman, gave a presentation about both Ordinance Substitutions

Mike Hoffman introduced the applicants and

Mr. Bell and Mr. Carter spoke to the Substitutes which they brought forward.

There was a brief discussion.

Public Comment:

Christopher Carnelli spoke to his support of these items.

Ron Payne spoke to his support of these items.

Gabriel Stephania spoke to his support of these items.

Nancy Willing spoke about her thoughts on the amenities proposed.

°SUBSTITUTE NO. 1 TO 22-007: REVISE ZONING MAP: ST. GEORGES HUNDRED, NORTH SIDE BOYDS CORNER ROAD, 3,400 FEET EAST OF JAMISON CORNER ROAD; 601 N. BAYBERRY PARKWAY, TAX PARCEL NO. 13-013.00-067, 80.67 ACRES FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) (The Exploratory Major Land Development Plan and Rezoning for Bayberry Town Center – Residential East proposes to rezone the 80.67 acres to ST (Suburban Transition) to construct an age-restricted open space planned development with 104 village lots, 45 lot line lots, and 27 townhouse lots. 20210503-S/Z.) Introduced by: Mr. Bell

SUBSTITUTE NO. 1 TO °22-008: REVISE ZONING MAP: ST. GEORGES HUNDRED, NORTH SIDE BOYDS CORNER ROAD, 1,400 FEET WEST OF JAMISON CORNER ROAD; 701 BOYDS CORNER ROAD, TAX PARCEL NO. 13-013.00-002, 71.91 ACRES FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) (The Exploratory Major Land Development Plan and Rezoning for Bayberry Town Center – Residential West proposes to rezone the 71.91 acres to ST (Suburban Transition) to construct an open space planned development with 77 village lots, 60 single family lots, and 27 townhouse lots. 20210504-S/Z.) Introduced by: Mr. Carter

E. Presentations

Vacant Housing Strategy

Rich Hall, GM of Land Use, introduced several members of the Department (Joe Day, Phillip McBride, Carrie Casey, Aundrea Almond, and John Avera), all of whom spoke to topics within this presentation. This is a briefing on the project that has been in the works for several years.

Council engaged in a discussion

F. Other

No Comment

G. Public Comment

Nancy Willing made an attempt to speak but was unable to unmute.

H. Adjournment

Mr. Woods made a motion to adjourn, seconded by Mr. Cartier

Motion was carried unanimously, and the meeting adjourned at 4:28pm