



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District

Co-Chair: Janet Kilpatrick, Third District

October 18, 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

The meeting was called to order by Councilmember Janet Kilpatrick at 03:00 PM.

Members present: J. William Bell, David Carter, John Cartier, Lisa Diller, Dee Durham, Penrose Hollins, Janet Kilpatrick, Karen Hartley-Nagle, Timothy Sheldon, George Smiley, Jea Street, David Tackett.

Members absent: Kenneth Woods.

B. Approval of Minutes

-Councilmember Smiley moved to approve the 10/4/22 Land Use meeting minutes. The motion was seconded and approved by voice vote.

C. Review/Discussion of Resolution(s)

R22-__: TO AMEND A DECLARATION OF RESTRICTIONS FOR STANLEY'S TAVERN, NEW CASTLE COUNTY TAX PARCEL NO. 06-043.00-207 Introduced by: Ms. Durham

- Resolution introduced by Councilmember Kilpatrick.
- Councilmember Durham spoke about the resolution.
- John Tracey spoke about the resolution.
- Councilmember Cartier made comments.
- No questions or comments from the public.

D. Review/Discussion of Ordinance(s)

°22-023: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), ARTICLE 2 ("ESTABLISHMENT OF ZONING DISTRICTS") AND ARTICLE 4 ("DISTRICT INTENSITY AND BULK STANDARDS") RELATING TO THE SUBURBAN ZONING DISTRICT Introduced by: Mr. Carter

- Resolution introduced by Councilmember Kilpatrick.
- Councilmember Carter spoke about the resolution and gave a brief presentation.
- Councilmembers Street, Carter, Hollins, Bell, Kilpatrick and Tackett shared their comments/ concerns.
- Rich Hall spoke about the resolution.

- Public comments were made by Carrie Casey, Caitlin Del Callo, Christian Willauer, Rachel Stucker, Gladys Spikes, Nick Beard, and John Whitelaw.
- Councilmember Carter addressed the comments and concerns.

SUBSTITUTE NO. 1 TO °22-053: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 6 ("BUILDING CODE"), ARTICLE 1 ("GENERAL"); CHAPTER 7 ("PROPERTY MAINTENANCE CODE"), ARTICLE 1 ("STANDARDS FOR PROPERTY MAINTENANCE"); AND CHAPTER 40 (ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE OR "UDC") ARTICLE 8 ("NONCONFORMING SITUATIONS"), ARTICLE 30 ("COUNTY COUNCIL AND ADMINISTRATIVE BODIES"), AND ARTICLE 31 ("PROCEDURES AND ADMINISTRATION"), REGARDING NEWSPAPER PUBLICATION OF NOTICES Introduced by: Mr. Tackett, Ms. Kilpatrick

- Resolution introduced by Councilmember Kilpatrick.
- Antoni Sekowski spoke about the resolution.
- Councilmember Smiley made comments.
- No questions or comments from the public.

°22-101: AMENDING NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), ARTICLE 5 ("SITE CAPACITY AND CONCURRENCY CALCULATIONS") AND ARTICLE 10 ("ENVIRONMENTAL STANDARDS") RELATING TO CRITICAL NATURAL AREAS Introduced by: Mr. Carter, Ms. Durham, Mr. Tackett, Mr. Cartier

- Resolution introduced by Councilmember Kilpatrick.
- Councilmember Carter spoke about the resolution and gave a presentation.
- Comments were made by Rich Hall.
- No questions or comments from the public.

E. Presentations

UPDATE OF APPOINTMENTS TO THE TASK FORCE TO REVIEW AND CONSIDER ISSUES RELATING TO CONDOMINIUMS AND OTHER COMMON INTEREST COMMUNITY BUILDINGS AND STRUCTURES IN NEW CASTLE COUNTY

- Resolution introduced by Councilmember Kilpatrick.
- Councilmember Cartier spoke about the resolution.
- No questions or comments from the public.

F. Other

- None

G. Public Comment

- None

H. Adjournment

Motion by Mr. Smiley, seconded by Mr. Cartier, to adjourn the Land Use Committee Meeting. The motion was approved and the meeting was adjourned at 4.17 PM.