



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District
Co-Chair: Janet Kilpatrick, Third District

December 6, 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 at 03:00 PM by Councilwoman Kilpatrick.

Members present: David Carter, John Cartier, Dee Durham, Valerie George, Janet Kilpatrick, Karen Hartley-Nagle, Penrose Hollins, George Smiley, Jea Street, David Tackett, Brandon Toole.

Members absent: J. William Bell, Timothy Sheldon.

B. Approval of Minutes

-Motion by Councilmember Smiley, to approve the minutes from November 22, 2022. The motion was seconded and the minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

R22-2 : PLAN OF GARRETT WOODS; NEW CASTLE HUNDRED; SOUTHEASTERLY CORNER OF ROUTE 273 AND ROUTE 1 NORTHBOUND. A MAJOR SUBDIVISION PLAN UTILIZING THE OPEN SPACE PLANNED DEVELOPMENT OPTION. TO CONSTRUCT ONE-HUNDRED AND SIXTY-SEVEN (167) LOTS, CONSISTING OF FORTY (40) VILLAGE DETACHED LOTS, NINETY-EIGHT (98) TOWNHOUSE LOTS, TWENTY-EIGHT (28) TWIN LOTS, AND ONE (1) EXISTING HISTORIC SINGLE-FAMILY DETACHED LOT WITH ASSOCIATED SITE IMPROVEMENTS; ST ZONING; [APPLICATION NO. 2019-0633-S](#); COUNCIL DISTRICT 1 Introduced by: Mr. Toole

- Councilmember Kilpatrick introduced Resolution 22-2
- Councilmember Toole promoted the team from Tarabicos, Grosso and Hoffman to speak.
- Peter Yingst from Tarabicos, Grosso and Hoffman asked council to combine Ordinance 21-008 with the current resolution.
- Councilmember Kilpatrick introduced Ordinance 21-008
- Peter Yingst from Tarabicos, Grosso and Hoffman gave a combined presentation on Resolution 22-2 and Ordinance 21-008.
- Councilmembers Smiley, Carter, Durham, and Street had questions and comments about the

presentation.

- No questions or comments from the public.

R22-__: TO AMEND A DECLARATION OF RESTRICTIONS FOR 1801 OGLETOWN ROAD, NEW CASTLE COUNTY TAX PARCEL NOS. 09-021.00-038 & 09-021.00-039; APPLICATION NO. [2022-0622-DRC](#); COUNCIL DISTRICT 9 Introduced by: Mr. Sheldon

- Councilmember Kilpatrick introduced the resolution.
- Councilmember Kilpatrick spoke about the resolution.
- John Tracey was promoted to speak about the resolution.
- No questions or comments from council members.
- No questions or comments from the public.

D. Review/Discussion of Ordinance(s)

°21-008: REVISE ZONING MAP: NEW CASTLE HUNDRED, SOUTHEASTERLY CORNER OF CHRISTIANA ROAD (DE ROUTE 273) AND DE ROUTE 1 NORTHBOUND; 485 CHRISTIANA ROAD, 0.29+ ACRES OF TAX PARCEL 10-028.00-030 & 0.03+ ACRES OF TAX PARCEL 10-028.00-052, TOTALING 0.32 ACRES FROM ST (SUBURBAN TRANSITION) TO ST (SUBURBAN TRANSITION) AND H (HISTORIC OVERLAY ZONE) (The property owner is requesting the H (Historic Overlay Zone) for the subject parcels. [2019-0633- S/Z](#)). Introduced by: Mr. Woods, Ms. Hartley-Nagle, Mr. Toole

-Ordinance 21-008 was combined with R22-2 (Plan of Garrett Woods).

E. Presentations

-None

F. Other

-None

G. Public Comment

-None

H. Adjournment

-Motion by Councilmember Smiley, seconded by Councilmember George, to adjourn the Land Use Committee Meeting. The motion was approved and the meeting was adjourned at 3:19 pm.