



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

February 20, 2024
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 Ms. Kilpatrick.

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

B. Approval of Minutes

- A motion was made by Mr. Smiley and seconded by Mr. Carter to approve the minutes from the February 6, 2024 Land Use Committee Meeting. The motion was approved.

C. Review/Discussion of Resolution(s)

R24-: TO AMEND THE CENTREVILLE COMMUNITY REDEVELOPMENT PLAN AND MANUAL OF DESIGN GUIDELINES TO CREATE A COTTAGE COMMUNITY DEVELOPMENT OPTION Introduced by: Ms. Durham

- Ms. Durham introduced Wendie Stabler from Saul Ewing LLP to speak.
- Wendie Stabler gave a PowerPoint presentation on the Centreville Community Redevelopment Plan.
- Questions and comments were made by Council Members Durham, Carter, Cartier, Hollins, and Toole.
- Ms. Stabler and Ms. Kilpatrick addressed the questions and comments that were made.
- Public comment: None

D. Review/Discussion of Ordinance(s)

°23-142: REVISE PREVIOUSLY APPROVED MAJOR LAND DEVELOPMENT PLAN WITH REZONING FOR PROMENADE AT CHRISTIANA; WHITE CLAY CREEK HUNDRED; WEST SIDE OF EAGLE RUN ROAD, APPROXIMATELY 2,000 FEET NORTH OF CHRISTIANA ROAD (ROUTE 273); TAX PARCEL NO. 09-030.00-001, (VMDT PARTNERSHIP) (The plan for Promenade at Christiana proposes to revise the previously approved design of the major land development plan to allow for 140,940 square feet of vehicle sales, rental, and service facilities GFA; 19,280 square feet of commercial retail sites GFA; and 3,200 square feet of office site GFA. This new plan will supersede the previously approved major land development plan with rezoning. Section 40.31.113 of the New Castle County Code requires that the submitted record

plan be in general conformance with the development on the approved plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 08-003 in July 2008. CR (Commercial Regional) zoning district. App. 2023-0397-S/Z.) Introduced by: Mr. Toole

- Mr. Toole introduced Mike Hoffman from Tarabicos, Grosso & Hoffman to speak.
- Mike Hoffman gave a PowerPoint presentation on the Approved Major Land Development Plan.
- Questions and comments were made by Council Members Toole and Carter.
- Mr. Hoffman addressed the questions and comments that were made.
- Public comment: None

E. Presentations

-None

F. Other

-None

G. Public Comment

- None

H. Adjournment

- A motion was made by Mr. Smiley to adjourn the Land Use Committee Meeting and second by Mr. Hollins. The motion was approved, and the meeting was adjourned at 3:38 pm.