



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

July 16, 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

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

D. Review/Discussion of Ordinance(s)

°24-032: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 8 REGARDING THE FOLLOWING TAX PARCELS: ARDENTOWN: 27-001.00-001(2206 MILLERS RD, ARDENTOWN); BRANDYWINE HUNDRED: 06-060.00-010 (1 NAAMANS RD, GILBERT SUBDIVISION), 06-122.00-081 (301 CARR RD, ROCKWOOD OFFICE PARK), 06-147.00-017 (1204 LIGHTHOUSE RD)
Prime Sponsor(s): Mr. Cartier Introduced by: Mr. Cartier

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: JULY 9, 2024

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 Del. C. Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Mr. Cartier
Requested by: Land Use
Date of introduction: March 12, 2024

ORDINANCE NO. 24-032

**COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS
IN COUNTY COUNCIL DISTRICT 8 REGARDING THE FOLLOWING
TAX PARCELS: ARDENTOWN: 27-001.00-001(2206 MILLERS RD, ARDENTOWN);
BRANDYWINE HUNDRED: 06-060.00-010 (1 NAAMANS RD, GILBERT SUBDIVISION), 06-
122.00-081 (301 CARR RD, ROCKWOOD OFFICE PARK),
06-147.00-017 (1204 LIGHTHOUSE RD)**

1 **WHEREAS**, County Council adopted Substitute No. 2 to Ordinance No. 22-024 as
2 amended by Floor Amendment No. 1 ("New Castle County Comprehensive Plan" or "the Plan"),
3 on July 26, 2022, and the County Executive approved the Ordinance on August 4, 2022; and
4

5 **WHEREAS**, the Future Land Use Element and Map Series of the New Castle County
6 Comprehensive Plan designates proposed future general distribution, location and extent of the
7 uses of land consistent with goals, policies and measurable objectives enumerated in the Plan;
8 and
9

10 **WHEREAS**, the New Castle County Comprehensive Plan guides and encourages
11 sustainable economic development sensitive to the context of neighboring residential
12 developments; and
13

14 **WHEREAS**, the New Castle County Comprehensive Plan guides and encourages
15 preservation efforts to best protect important ecological habitats; and
16

17 **WHEREAS**, 9 Del. C. § 2660 requires New Castle County to amend its official zoning map
18 within eighteen months of the date of adoption of a revision to the county comprehensive plan "to
19 rezone all lands in accordance with the uses and intensities of uses provided for in the future land
20 use element for the County"; and
21

22 **WHEREAS**, Ordinance No. 23-083 was introduced on June 13, 2023, to amend the official
23 zoning map in accordance with the uses and intensities of uses provided for in the future land use
24 element of the New Castle County Comprehensive Plan; and

25 **WHEREAS**, the County can foster more informed participation by the public, including
26 increased opportunities for review, by amending the zoning map in smaller portions, such as by
27 Councilmanic District; and
28

29 **WHEREAS**, this County-initiated rezoning is intended to guide and control future growth
30 consistent with the spirit and intent of the Comprehensive Development Plan as provided by State
31 law; and

32 **WHEREAS**, County Council has determined that the amendments to the zoning map
33 substantially advance, and are reasonably and rationally related to, legitimate government
34 interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare
35 of the present and future inhabitants of this State).
36

37 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
38

39 Section 1. The Zoning Maps of Ardentown and Brandywine Hundred, are hereby
40 amended by changing the zoning classification of the land shown on attached Exhibit "A", Maps
41 1-5 dated 2/04/2024, as set forth therein.
42

43 Section 2. This Ordinance shall become effective immediately upon passage by New
44 Castle County Council and approval of the County Executive, or as otherwise provided in 9 *Del.*
45 C. § 1156.

Adopted by County Council of
New Castle County on:

Karen Hartley-Nagle
President of County Council
of New Castle County

Approved on:

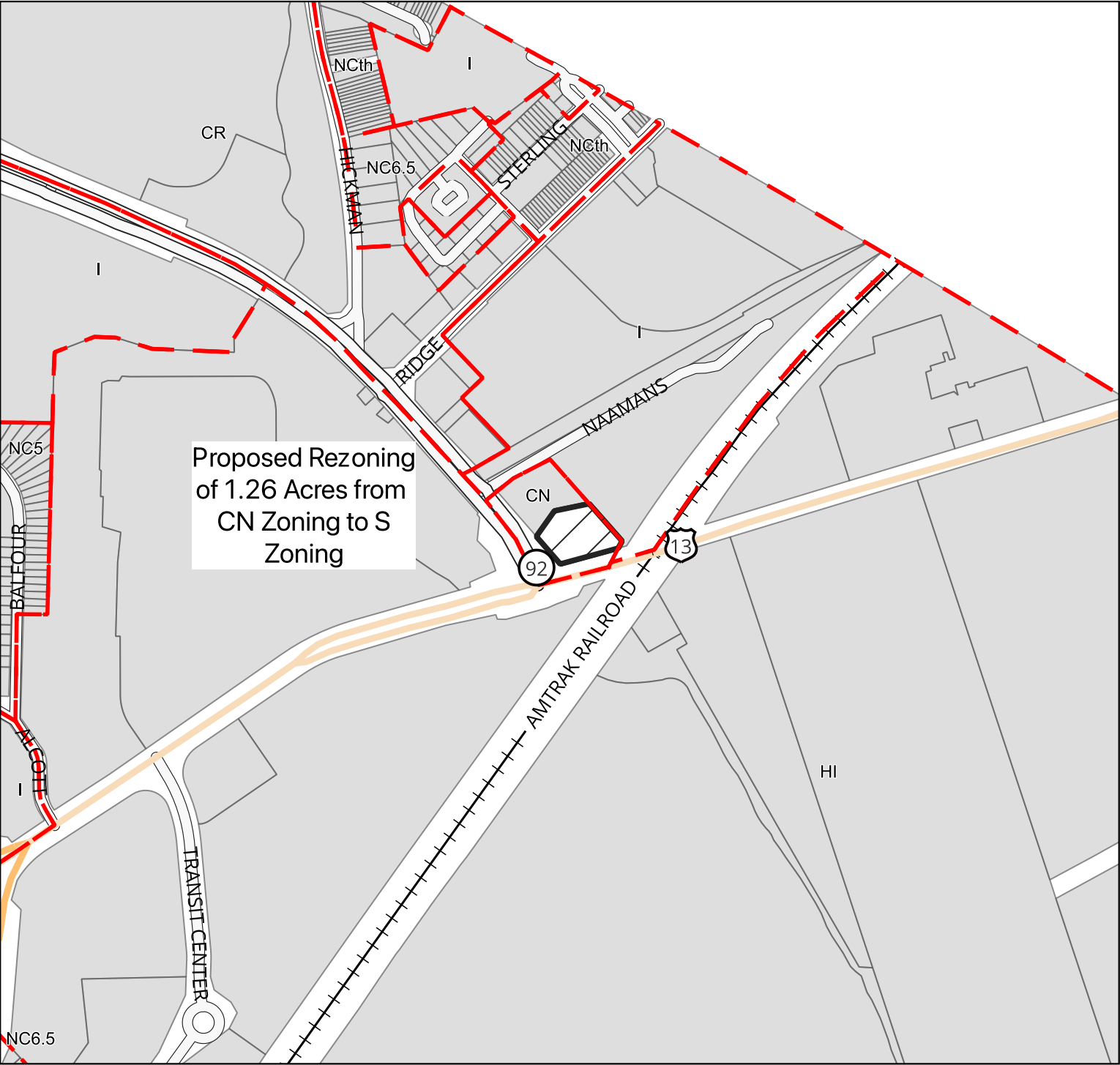
Matthew Meyer
County Executive
New Castle County

SYNOPSIS: Same as title.

FISCAL IMPACT: There is no discernible fiscal impact with the adoption of this ordinance.

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: CN ZONING TO S ZONING

APPLICATION NO. 2024-0125-Z
TAX PARCEL NO: 06-060.00-010



HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:6960
Prepared by: Matthew Rogers

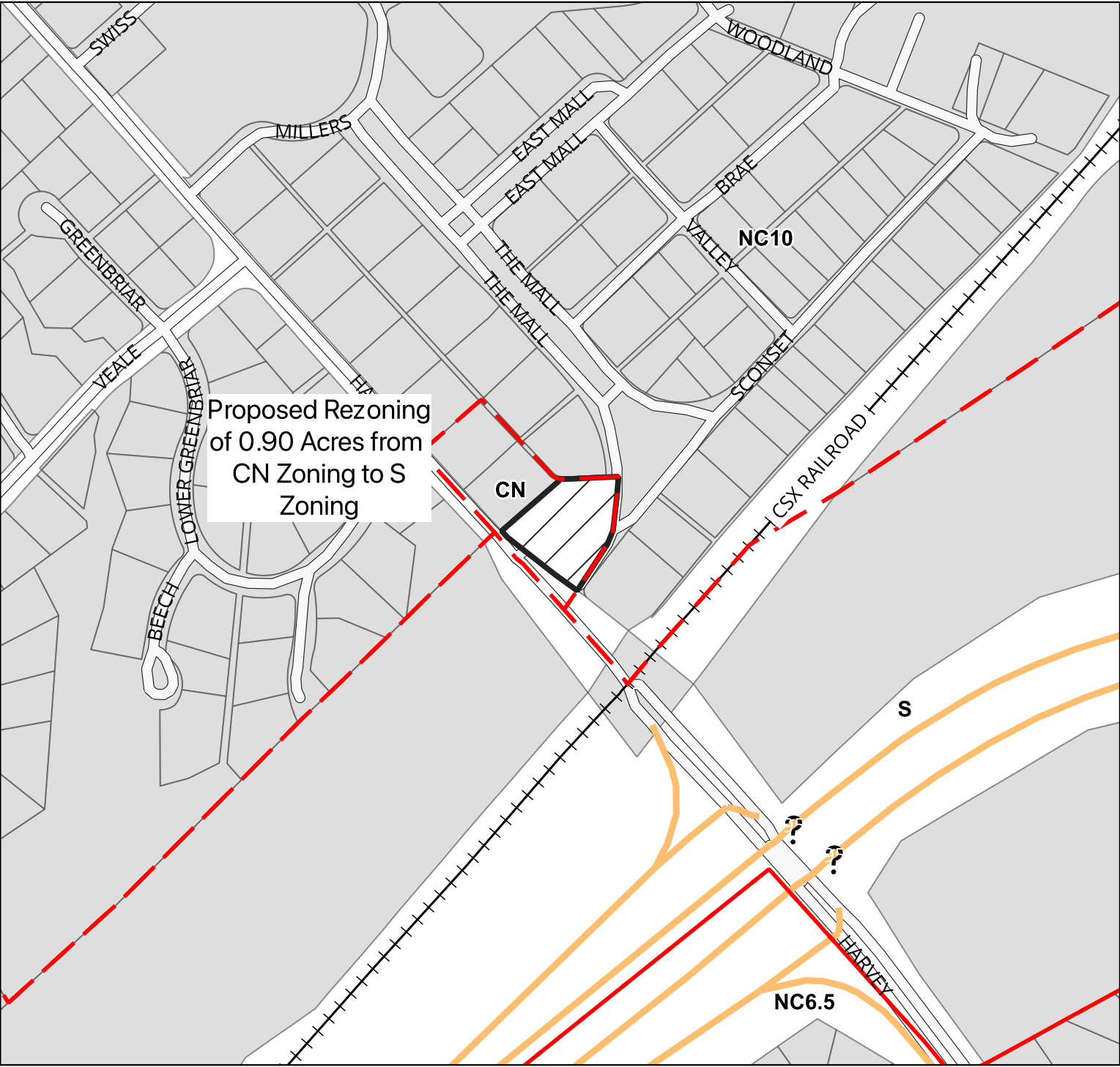
Date: 2/04/2024



PERMANENT ORDINANCE NO. 24-032
Date Adopted by County Council:
Date Approved by County Executive:

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: CN ZONING TO S ZONING

APPLICATION NO. 2024-0125-Z
TAX PARCEL NO: 27-001.00-001



HUNDRED: ARDENTOWN
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3754
Prepared by: Matthew Rogers

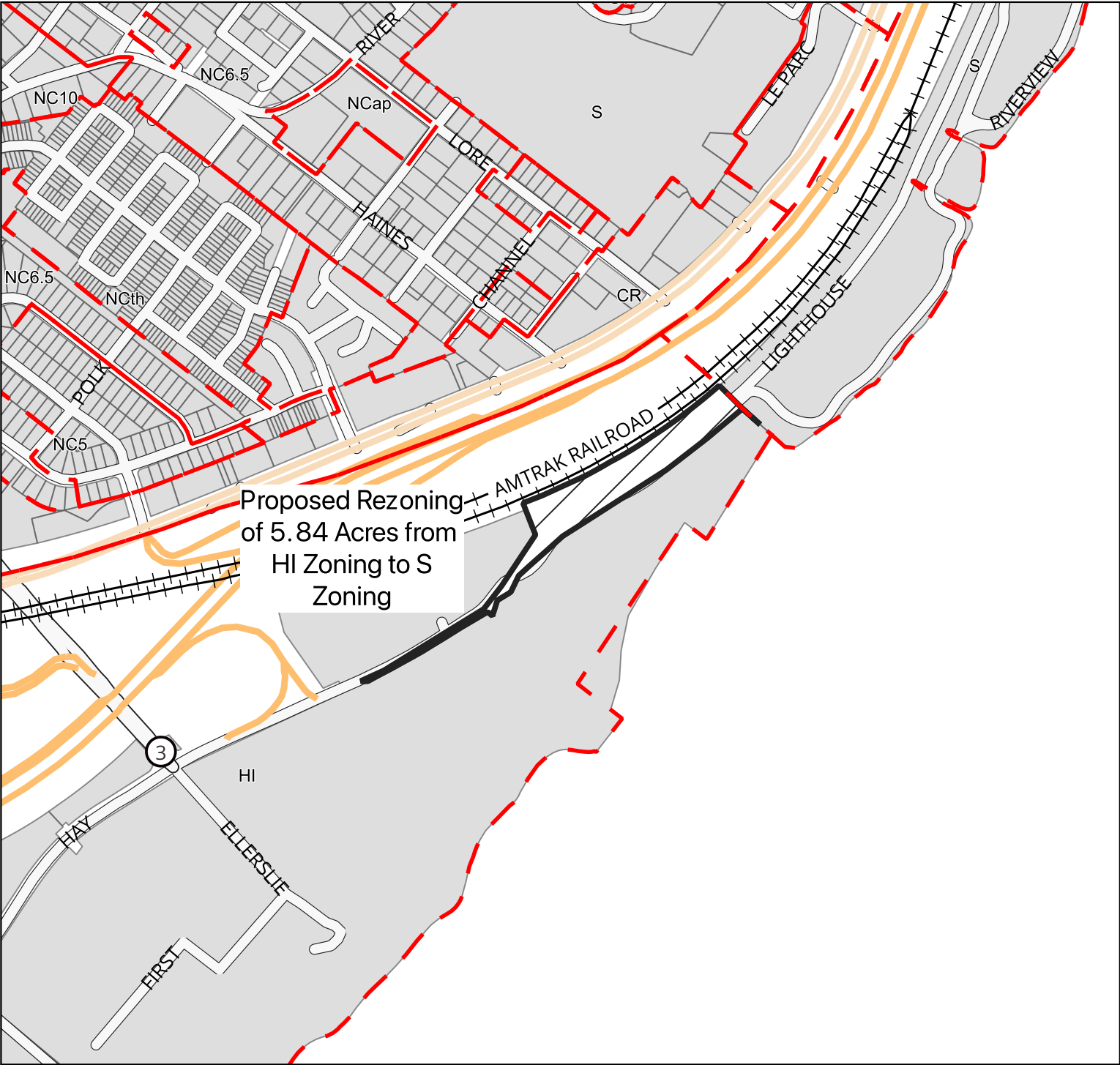
Date: 2/04/2024



PERMANENT ORDINANCE NO. 24-032
Date Adopted by County Council:
Date Approved by County Executive:

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: HI ZONING TO S ZONING

APPLICATION NO. 2024-0125-Z
TAX PARCEL NO: 06-147.00.017



HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:8362
Prepared by: Matthew Rogers

Date: 2/04/2024



PERMANENT ORDINANCE NO. 24-032
Date Adopted by County Council:
Date Approved by County Executive:

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: I ZONING TO S ZONING

APPLICATION NO. 2024-0125-Z
TAX PARCEL NO: 06-147.00.017



Proposed Rezoning
of 16.52 Acres from
I Zoning to S Zoning

HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

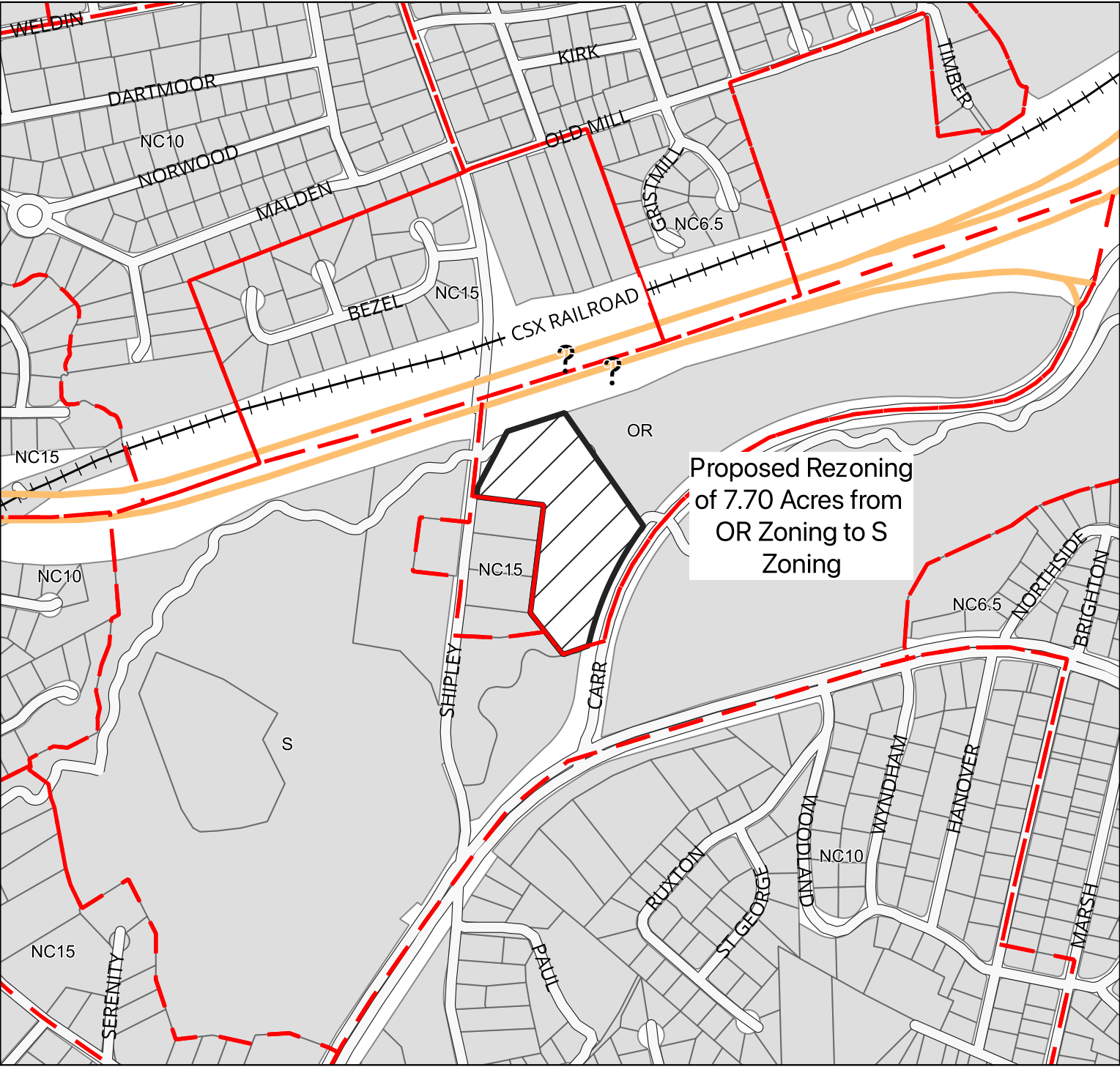
Scale: 1:9188
Prepared by: Matthew Rogers
Date: 2/04/2024



PERMANENT ORDINANCE NO. 24-032
Date Adopted by County Council:
Date Approved by County Executive:

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: OR ZONING TO S ZONING

APPLICATION NO. 2024-0125-Z
TAX PARCEL NO: 06-122.00-081



HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:6972
Prepared by: Matthew Rogers

Date: 2/04/2024



PERMANENT ORDINANCE NO. 24-032
Date Adopted by County Council:
Date Approved by County Executive: