



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

August 27, 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

Ms. Kilpatrick called the meeting to order at 3:30 PM.

Members present: J. William Bell, David Carter, John Cartier, Dee Durham, Penrose Hollins, Janet Kilpatrick, Timothy Sheldon, George Smiley, David Tackett, Brandon Toole

Members absent: Valerie George, Karen Hartley-Nagle, Jea Street

B. Approval of Minutes

Motion by Mr. Smiley, second by Mr. Carter to approve the minutes from July 16, 2024. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

D. Review/Discussion of Ordinance(s)

°22-152: REVISE PREVIOUSLY APPROVED EXPLORATORY MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN WITH REZONING FOR BOYDS CORNER FARM LLC; ST GEORGES HUNDRED; NORTHWESTERLY CORNER OF DUPONT PARKWAY AND GREYLAG ROAD; TAX PARCELS 13-013.00-156 AND 13-013.42-091; COUNCIL DISTRICT 6. (The plan for The Plaza at Boyds proposes to revise the previously approved design of the Exploratory Major Land Development Plan with a 341,500 square foot mixed use development consisting of 274 apartment units, 15,000 square feet of retail, 6,480 square feet of office GFA, and 6,040 square feet of amenity GFA with associated site improvements instead of 94,000 square feet of shopping center GFA and 12,500 square feet of office GFA. This new plan will supersede the previously approved Exploratory Major Subdivision and Land Development Plan and 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 exploratory plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 11-077 in June 2012. CR (Commercial Regional) zoning district. [App. 2022-0413-S/Z.](#))
Prime Sponsor(s): Mr. Carter

- Introduction by Mr. Carter.
- Comments from Council – Mr. Bell had concerns. Mr. Carter addressed Mr. Bell's concerns. John Tracey and Stephen Shapiro spoke and shared a slide show to address Mr. Bell's concerns. Mr. Smiley gave additional comments.
- Comments from the public – None
- Vote – No vote was taken.

°24-031: AMENDING NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), ARTICLE 31 ("PROCEDURES AND ADMINISTRATION") RELATING TO COUNTY COUNCIL REFERRALS
Prime Sponsor(s): Mr. Carter

- Introduction by Mr. Carter.
- Comments from Council – None
- Comments from the public – None
- Vote – No vote was taken.

SUBSTITUTE NO. 1 TO °24-059: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), SECTION 40.03.410 ("ACCESSORY USES, RESIDENTIAL") RELATING TO FENCE STANDARDS
Prime Sponsor(s): Mr. Cartier

- Introduction by Mr. Cartier.
- Comments from Council – Mr. Tackett had concerns. Mr. Cartier addressed Mr. Tackett's concerns.
- Comments from the public – None
- Vote – No vote was taken.

E. Presentations

- None

F. Other

- Land Use General Manager, Charuni Patibanda, gave an update on the rezoning process.

G. Public Comment

- There were no comments from the public.

H. Adjournment

- Motion by Mr. Smiley, second by Ms. Durham to adjourn the Land Use Committee Meeting. The motion was approved, and the meeting was adjourned at 4:06 PM