



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

September 17, 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 3:00 PM.

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

Members absent: Karen Hartley-Nagle

B. Approval of Minutes

Motion by Mr. Smiley, **second** by Ms. Kilpatrick, to approve the minutes from September 3, 2024. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

D. Review/Discussion of Ordinance(s)

°23-168: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), ARTICLE 31 ("PROCEDURES AND ADMINISTRATION"), SECTION 40.31.340 ("NOTICE OF PUBLIC HEARINGS") REGARDING NOTICE RELATING TO APPLICATIONS, INCLUDING REZONINGS

Prime Sponsor(s): Ms. Hartley-Nagle, Mr. Toole

I. TABLED

II. Comments from Council – None.

III. Comments from the public – None.

IV. Vote – No vote was taken.

°24-040: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 5 REGARDING THE FOLLOWING TAX PARCEL: PENCADER HUNDRED: 11-025.00-026 (0 PULASKI HWY OFF, UPPER CHESAPEAKE CORPORATE CTR) Introduced by: Ms. George

I. Introduction by Councilwoman George, read in conjunction with °24-041.

II. Comments from Council – None.

III. Comments from the public – None.

IV. Vote – No vote was taken.

°24-041: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 5 REGARDING THE FOLLOWING TAX PARCEL: WHITE CLAY CREEK HUNDRED: 09-033.00-038 (475 GENDER RD, BREEZEWOOD SEC III) Introduced by: Ms. George

- I. Introduction by Councilwoman George, read in conjunction with °24-040.
- II. Comments from Council – None.
- III. Comments from the public – None.
- IV. Vote – No vote was taken.

°24-057: TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 (“UNIFIED DEVELOPMENT CODE” OR “UDC”), ARTICLE 3 (“USE REGULATIONS”), ARTICLE 7 (“TRANSFER OF DEVELOPMENT RIGHTS AND OTHER INCENTIVES AND BONUSES”), ARTICLE 8 (“NONCONFORMING SITUATIONS”), ARTICLE 22 (“DRAINAGE, UTILITIES, SEPTIC SYSTEMS, PARKING, LOADING, AND LIGHTING”), ARTICLE 31 (“PROCEDURES AND ADMINISTRATION”) AND ARTICLE 33 (“DEFINITIONS”), REGARDING DEVELOPMENT AND REDEVELOPMENT Introduced by: Mr. Tackett, Ms. Kilpatrick

- I. Introduction by Land Use General Manager, Charuni Patibanda.
- II. Presentation by Land Use Planner, Matthew Rogers, and Todd Poole with 4Ward Planning. Comments from Land Use General Manager, Charuni Patibanda.
- III. Comments from Council – Comments from Mr. Hollins with response from Land Use General Manager, Charuni Patibanda. Comments from Mr. Carter with response from Land Use Planner, Matthew Roger. Additional comments from Ms. Durham and Mr. Street.
- IV. Comments from the public – None.
- V. Vote – No vote was taken.

E. Presentations

F. Other

Comments from Mr. Street.

G. Public Comment

H. Adjournment

Motion by Mr. Smiley, **second** by Mr. Carter, to adjourn the **Land Use Committee Meeting**. The motion was approved and the meeting was adjourned at 3:44 PM.