



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

October 1, 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)

°24-067: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 12 REGARDING THE FOLLOWING TAX PARCELS: NEW CASTLE HUNDRED: 10-030.00-046 (0 RIVER RD), 10-035.00-002 (300 S DUPONT HWY), 10-035.00-056 (790 GRANTHAM LN, DELLAVERSANO SUBDIVISION); RED LION HUNDRED: 12-002.00-024 (0 S DUPONT HWY), 12-006.00-041 (1535 RED LION RD, HARRIS SUBDIVISION), 12-007.00-020 (4120 WRANGLE HILL RD, BEAR BABE RUTH KODIAK PARK), 12-013.00-081 (4110 WRANGLE HILL RD, BEAR BABE RUTH KODIAK PARK), 12-036.00-001 (0 BIGGS LN, UNION CARBIDE CORP); ST GEORGES HUNDRED: 13-008.00-019 (2093 DUPONT PKY), 13-008.00-028 (2105 DUPONT PKY, LESTER SUBDIVISION), 13-008.00-044 (310 HYETTS CORNER RD, HYETTS CORNER ROAD WATER TREATMENT PLANT), 13-013.00-029 (2344 DUPONT PKY), 13-013.00-030 (2348 DUPONT PKY), 13-013.00-035 (2398 DUPONT PKY, SHOPPES OF ST GEORGES), 13-013.00-148 (2356 DUPONT PKY, SHOPPES OF ST GEORGES), 13-013.00-249 (0 DUPONT PKY)

Prime Sponsor(s): Mr Bell

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: DATE

*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. Bell
Requested by: Land Use
Date of introduction: April 23, 2024

SUBSTITUTE NO. 1 TO ORDINANCE NO. 24-067

COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 12 REGARDING THE FOLLOWING TAX PARCELS: NEW CASTLE HUNDRED: 10-030.00-046 (0 RIVER RD), 10-035.00-002 (300 S DUPONT HWY), 10-035.00-056 (790 GRANTHAM LN, DELLAVERSANO SUBDIVISION); RED LION HUNDRED: 12-002.00-024 (0 S DUPONT HWY), 12-006.00-041 (1535 RED LION RD, HARRIS SUBDIVISION), 12-007.00-020 (4120 WRANGLE HILL RD, BEAR BABE RUTH KODIAK PARK), 12-013.00-081 (4110 WRANGLE HILL RD, BEAR BABE RUTH KODIAK PARK), 12-036.00-001 (0 BIGGS LN, UNION CARBIDE CORP); ST GEORGES HUNDRED: 13-008.00-019 (2093 DUPONT PKY), 13-008.00-028 (2105 DUPONT PKY, LESTER SUBDIVISION), 13-008.00-044 (310 HYETTS CORNER RD, HYETTS CORNER ROAD WATER TREATMENT PLANT), 13-013.00-029 (2344 DUPONT PKY), 13-013.00-030 (2348 DUPONT PKY), 13-013.00-035 (2398 DUPONT PKY, SHOPPES OF ST GEORGES), 13-013.00-148 (2356 DUPONT PKY, SHOPPES OF ST GEORGES), 13-013.00-249 (0 DUPONT PKY).

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
3 Plan"), on July 26, 2022, and the County Executive approved the Ordinance on August
4 4, 2022; and
5

6 **WHEREAS**, the Future Land Use Element and Map Series of the New Castle
7 County Comprehensive Plan designates proposed future general distribution, location
8 and extent of the uses of land consistent with goals, policies and measurable objectives
9 enumerated in the Plan; and
10

11 **WHEREAS**, the New Castle County Comprehensive Plan guides and encourages
12 sustainable economic development sensitive to the context of neighboring residential
13 developments; and
14

15 **WHEREAS**, the New Castle County Comprehensive Plan guides and encourages
16 preservation efforts to best protect important ecological habitats; and
17

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

22 **WHEREAS**, Ordinance No. 23-083 was introduced on June 13, 2023, to amend
23 the official zoning map in accordance with the uses and intensities of uses provided for in
24 the future land use element of the New Castle County Comprehensive Plan; and
25

26 **WHEREAS**, the County can foster more informed participation by the public,
27 including increased opportunities for review, by amending the zoning map in smaller
28 portions, such as by Councilmanic District; and
29

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

33 **WHEREAS**, County Council has determined that the amendments to the zoning
34 map substantially advance, and are reasonably and rationally related to, legitimate
35 government interests (i.e., promoting the health, safety, morals, convenience, order,
36 prosperity and/or welfare of the present and future inhabitants of this State).
37

38 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
39

40 Section 1. The Zoning Maps of New Castle Hundred, Red Lion Hundred, and St
41 Georges Hundred, are hereby amended by changing the zoning classification of the land
42 shown on attached Exhibit "A", Maps 1-9 dated 3/24/2024, and Map 6 dated 8/26/2024,
43 as set forth therein.
44

45 Section 2. This Ordinance shall become effective immediately upon passage by
46 New Castle County Council and approval of the County Executive, or as otherwise
47 provided in 9 Del. 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, however the portion of parcel 12-036.00-001 zoned
Business Park has been reconfirmed and will remain Business Park zoned.

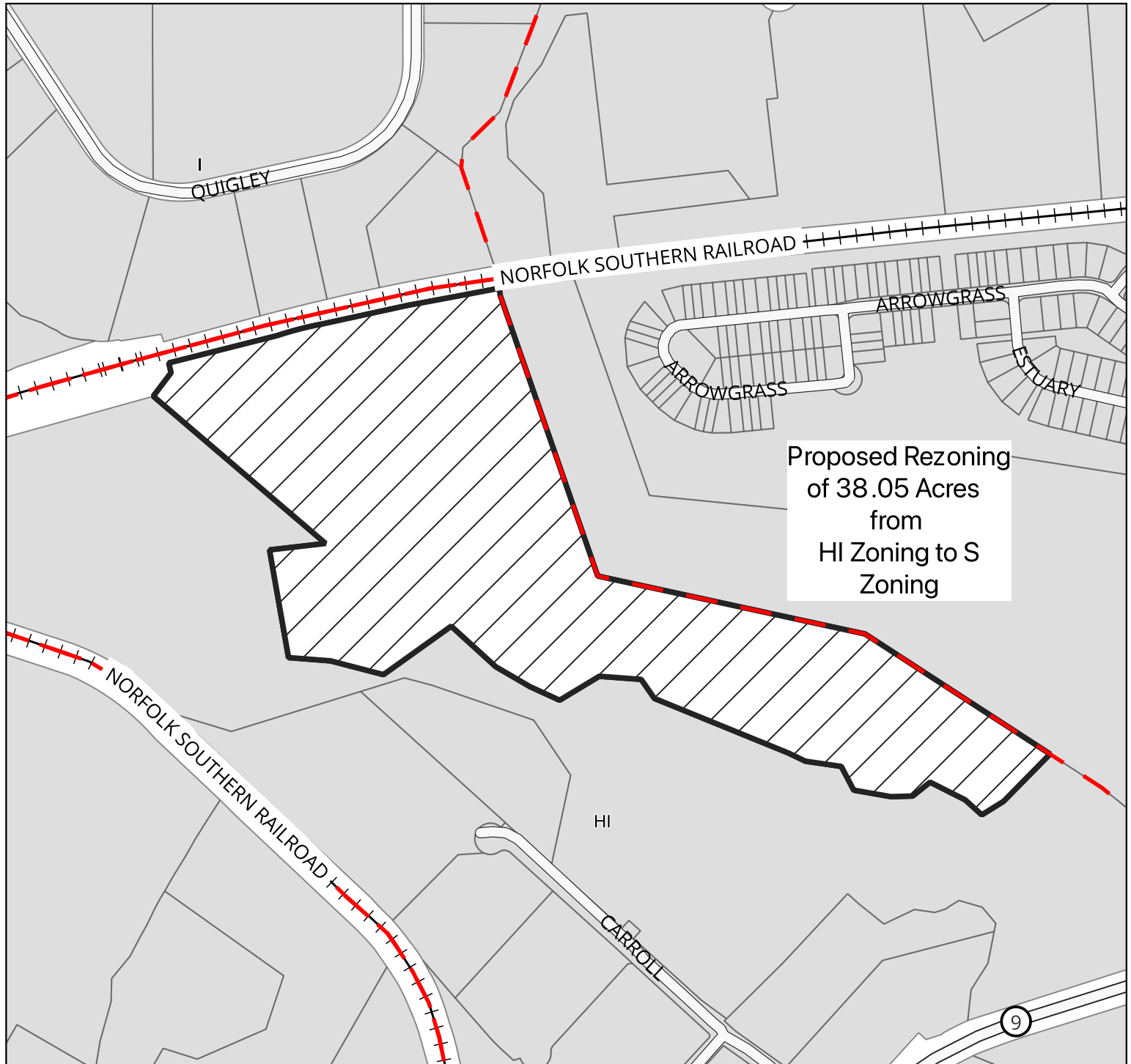
FISCAL IMPACT: There is no discernible fiscal impact with the adoption of this legislation.

PROPERTY MAP

EXHIBIT A: MAP 1
ZONING ORDINANCE AS INTRODUCED

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 10-030.00-046



HUNDRED: NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:5381
Prepared by: Matthew Rogers

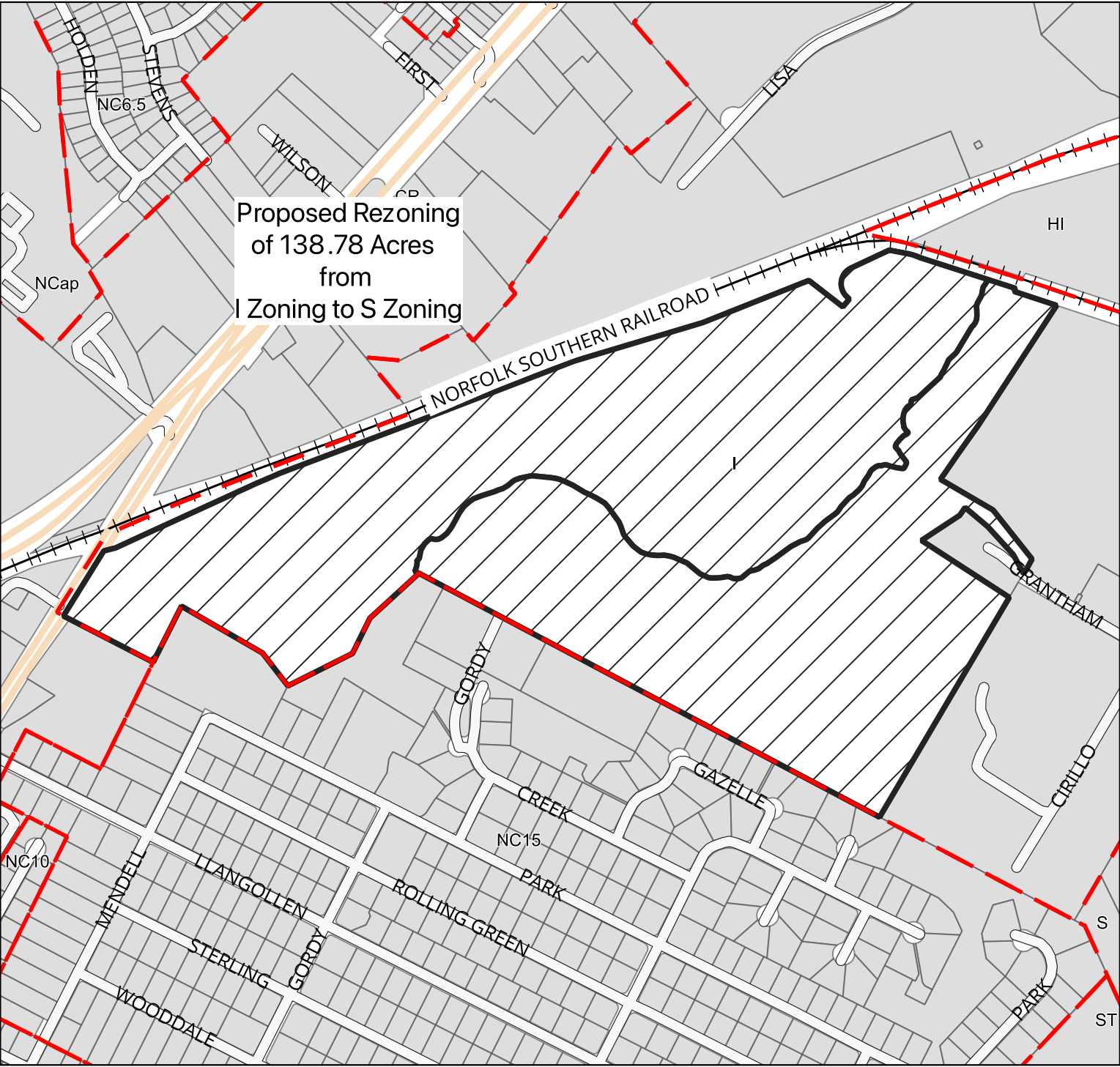
Date: 3/24/2024



Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 10-035.00-002,
10-035.00-056



HUNDRED: NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:8048
Prepared by: Matthew Rogers

Date: 3/24/2024



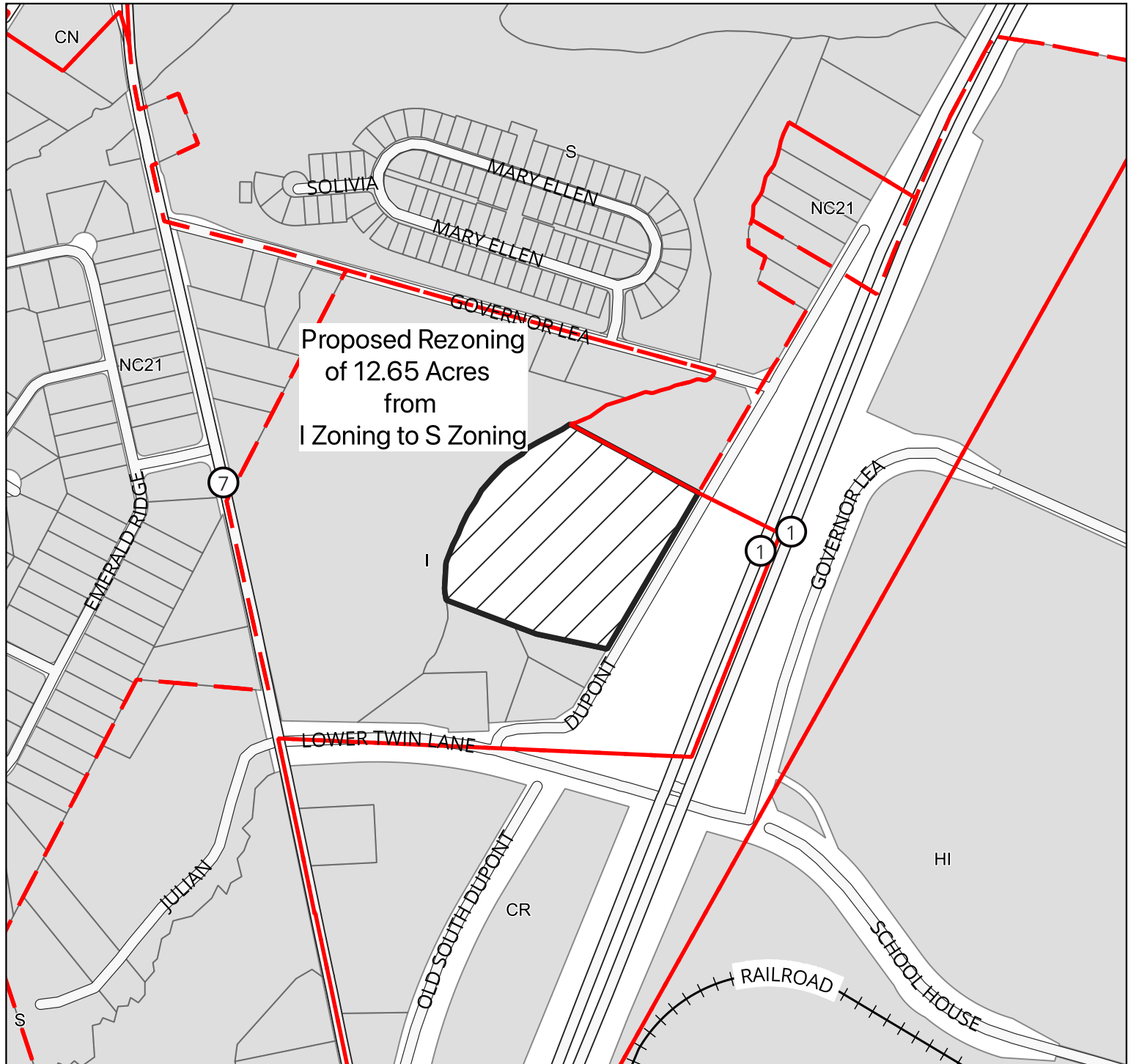
Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

PROPERTY MAP

EXHIBIT A: MAP 3
ZONING ORDINANCE AS INTRODUCED

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-002.00-024



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:6627
Prepared by: Matthew Rogers

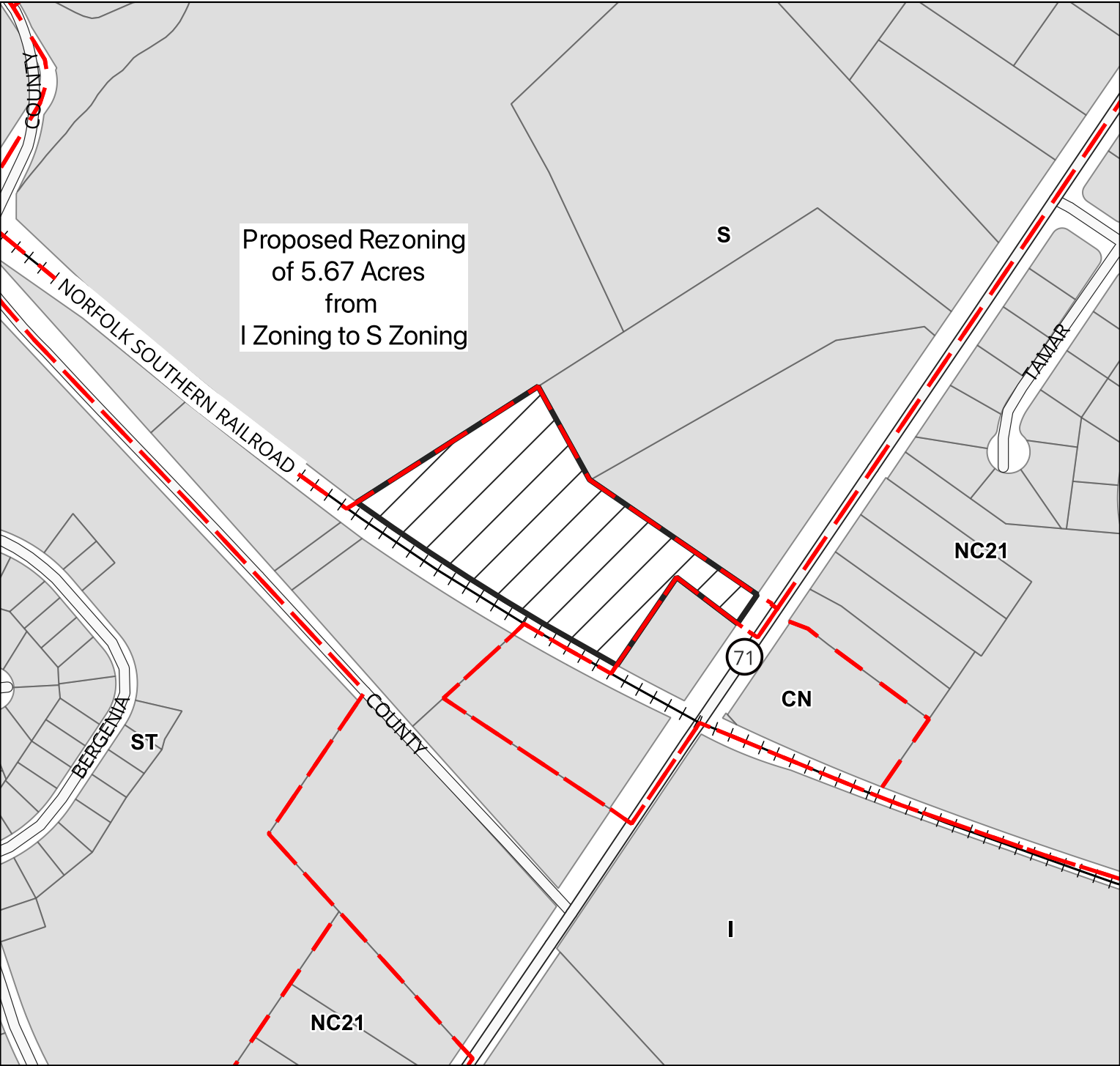
Date: 3/24/2024



Substitute No.1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-006.00-041



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3932
Prepared by: Matthew Rogers

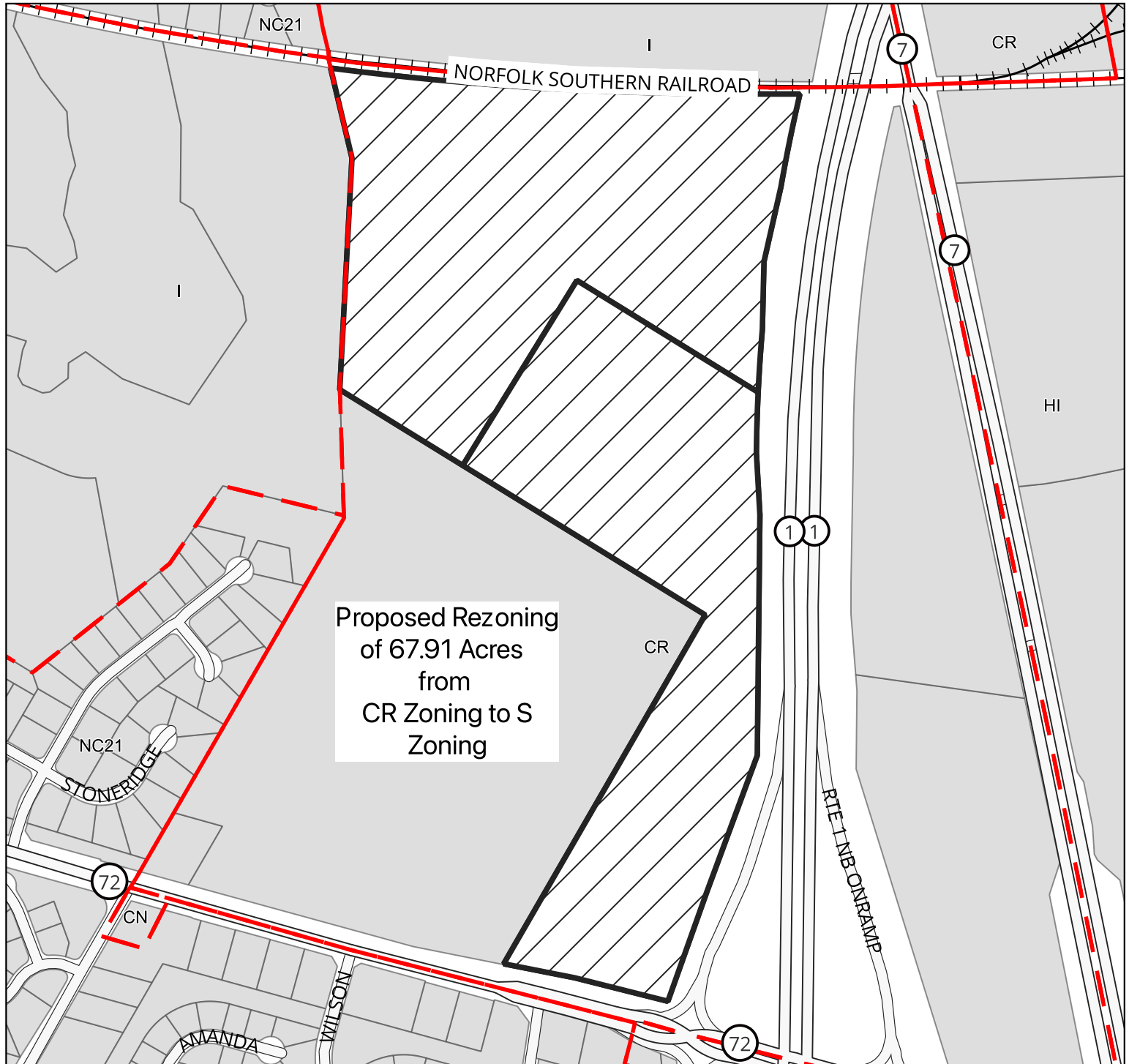
Date: 3/24/2024



Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-007.00-020,
12-013.00-081



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:6025
Prepared by: Matthew Rogers

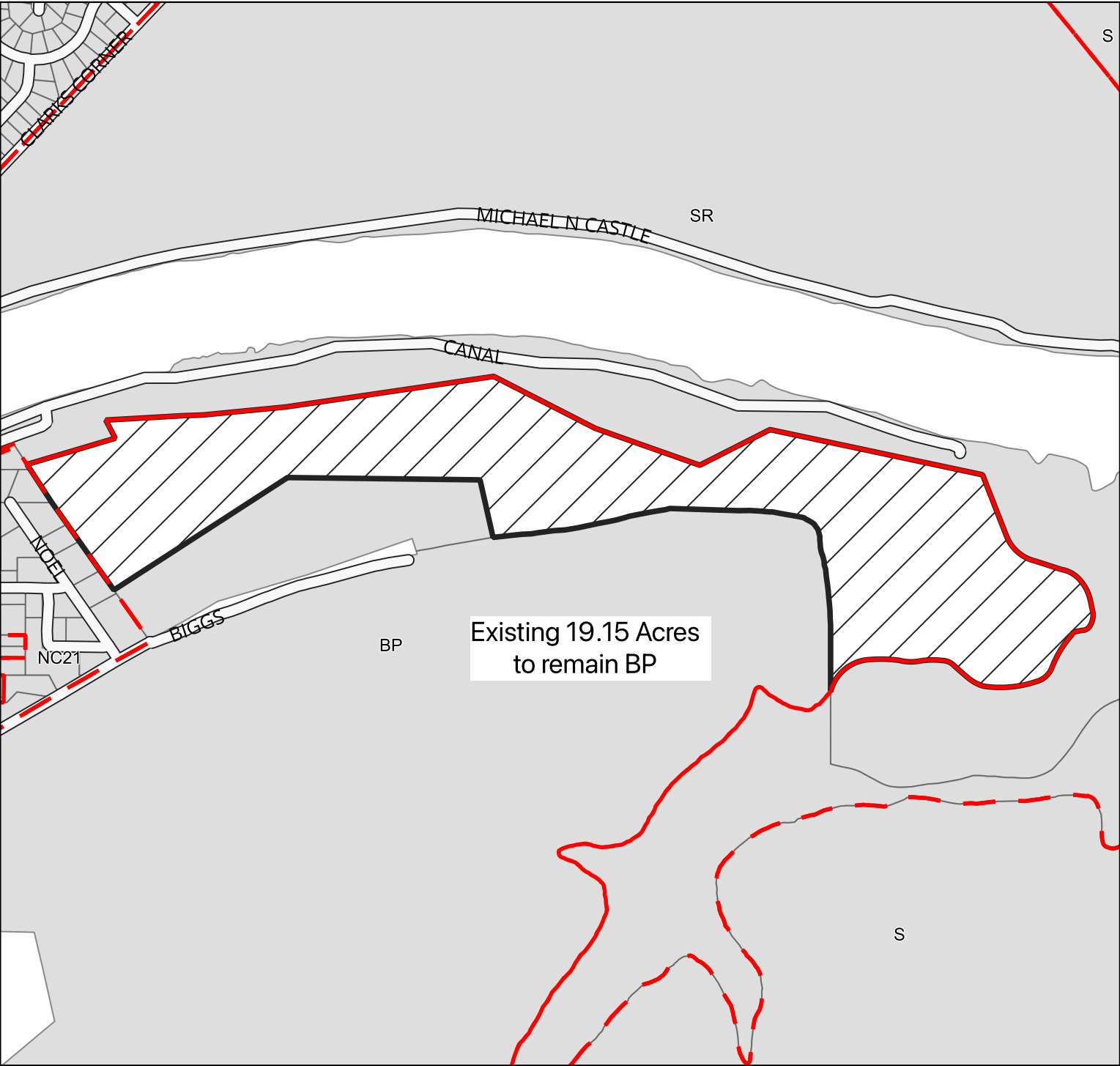
Date: 3/24/2024



Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: BP ZONING REMAINING BP
ZONING

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-036.00-001



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:11097
Prepared by: Matthew Rogers

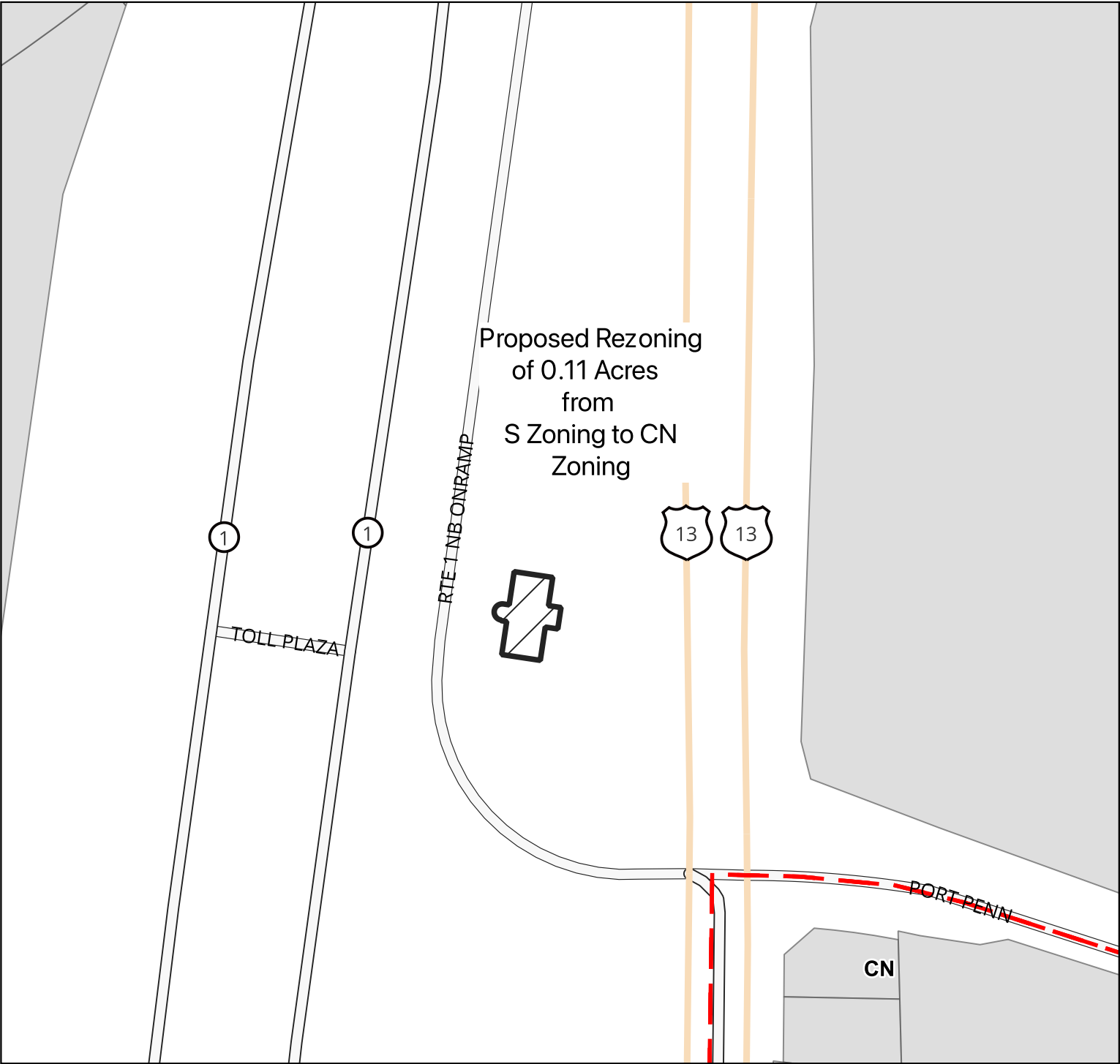
Date: 8/26/2024



Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 13-008.00-019



HUNDRED: ST GEORGES
NEW CASTLE COUNTY, DELAWARE

Scale: 1:1876
Prepared by: Matthew Rogers

Date: 3/24/2024



Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

PROPERTY MAP

EXHIBIT A: MAP 8
ZONING ORDINANCE AS INTRODUCED

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

APPLICATION NO. 2024-180-Z
TAX PARCEL NO: 13-008.00-028,
13-008.00-044



HUNDRED: ST GEORGES
NEW CASTLE COUNTY, DELAWARE

Scale: 1:7245
Prepared by: Matthew Rogers

Date: 3/24/2024



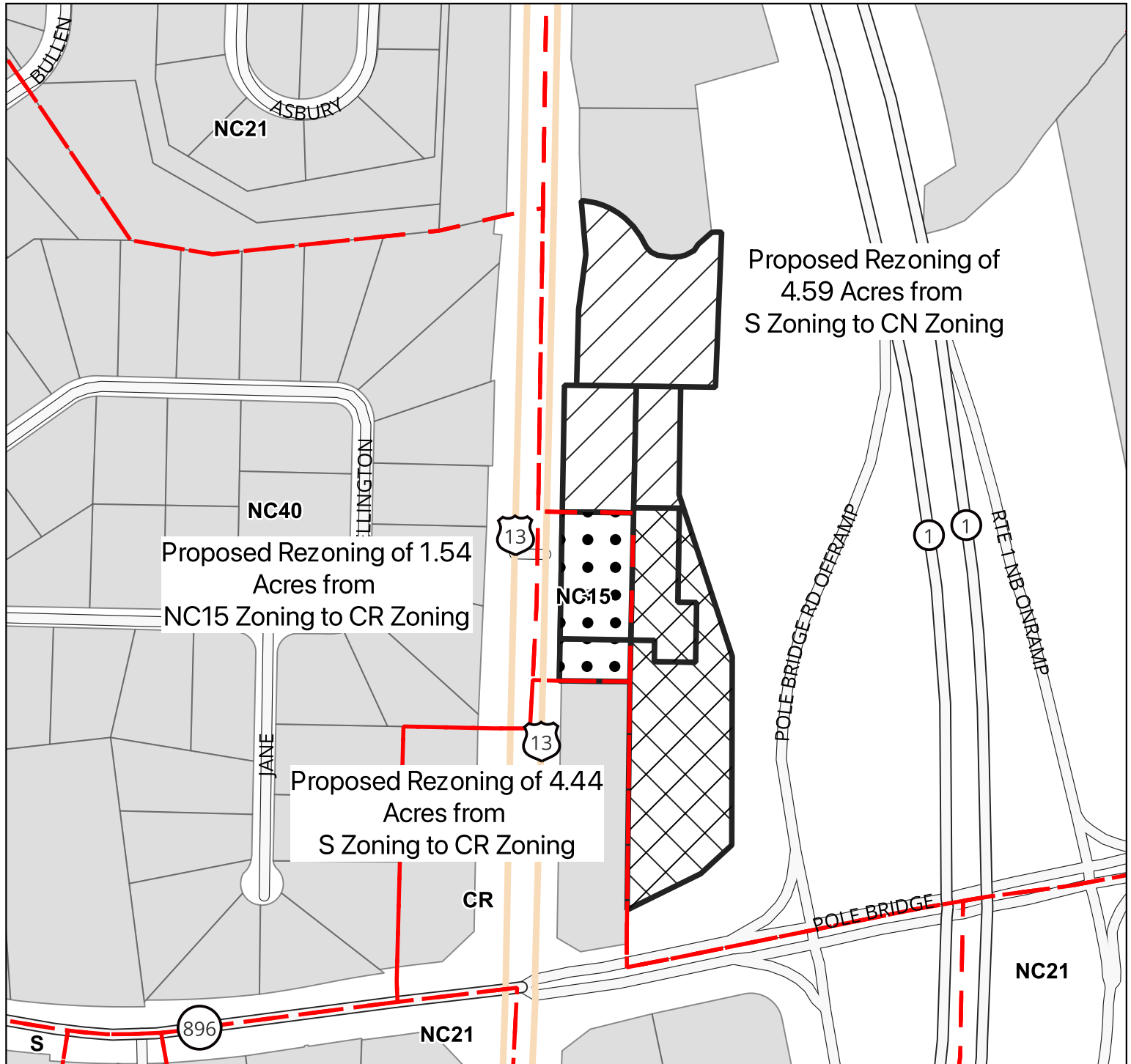
Substitute No. 1
PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

PROPERTY MAP

EXHIBIT A: MAP 9
ZONING ORDINANCE AS INTRODUCED

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: S ZONING TO CN ZONING
NC15 ZONING TO CN ZONING

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 13-013.00-029,
13-013.00-030,13-013.00-035,
13-013.00-148,13-013.00-249



HUNDRED: ST GEORGES
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3994
Prepared by: Matthew Rogers

Date: 3/24/2024

- S to CN
- S to CR
- NC-15 to CR

Substitute No.1

PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:Page 13 of 24

Prime Sponsor(s): Mr. Bell
Requested by: Land Use
Date of introduction: April 23, 2024

ORDINANCE NO. 24-067

COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 12 REGARDING THE FOLLOWING TAX PARCELS: NEW CASTLE HUNDRED: 10-030.00-046 (0 RIVER RD), 10-035.00-002 (300 S DUPONT HWY), 10-035.00-056 (790 GRANTHAM LN, DELLAVERSANO SUBDIVISION); RED LION HUNDRED: 12-002.00-024 (0 S DUPONT HWY), 12-006.00-041 (1535 RED LION RD, HARRIS SUBDIVISION), 12-007.00-020 (4120 WRANGLE HILL RD, BEAR BABE RUTH KODIAK PARK), 12-013.00-081 (4110 WRANGLE HILL RD, BEAR BABE RUTH KODIAK PARK), 12-036.00-001 (0 BIGGS LN, UNION CARBIDE CORP); ST GEORGES HUNDRED: 13-008.00-019 (2093 DUPONT PKY), 13-008.00-028 (2105 DUPONT PKY, LESTER SUBDIVISION), 13-008.00-044 (310 HYETTS CORNER RD, HYETTS CORNER ROAD WATER TREATMENT PLANT), 13-013.00-029 (2344 DUPONT PKY), 13-013.00-030 (2348 DUPONT PKY), 13-013.00-035 (2398 DUPONT PKY, SHOPPES OF ST GEORGES), 13-013.00-148 (2356 DUPONT PKY, SHOPPES OF ST GEORGES), 13-013.00-249 (0 DUPONT PKY).

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Adopted by County Council of
New Castle County on:

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

Approved on:

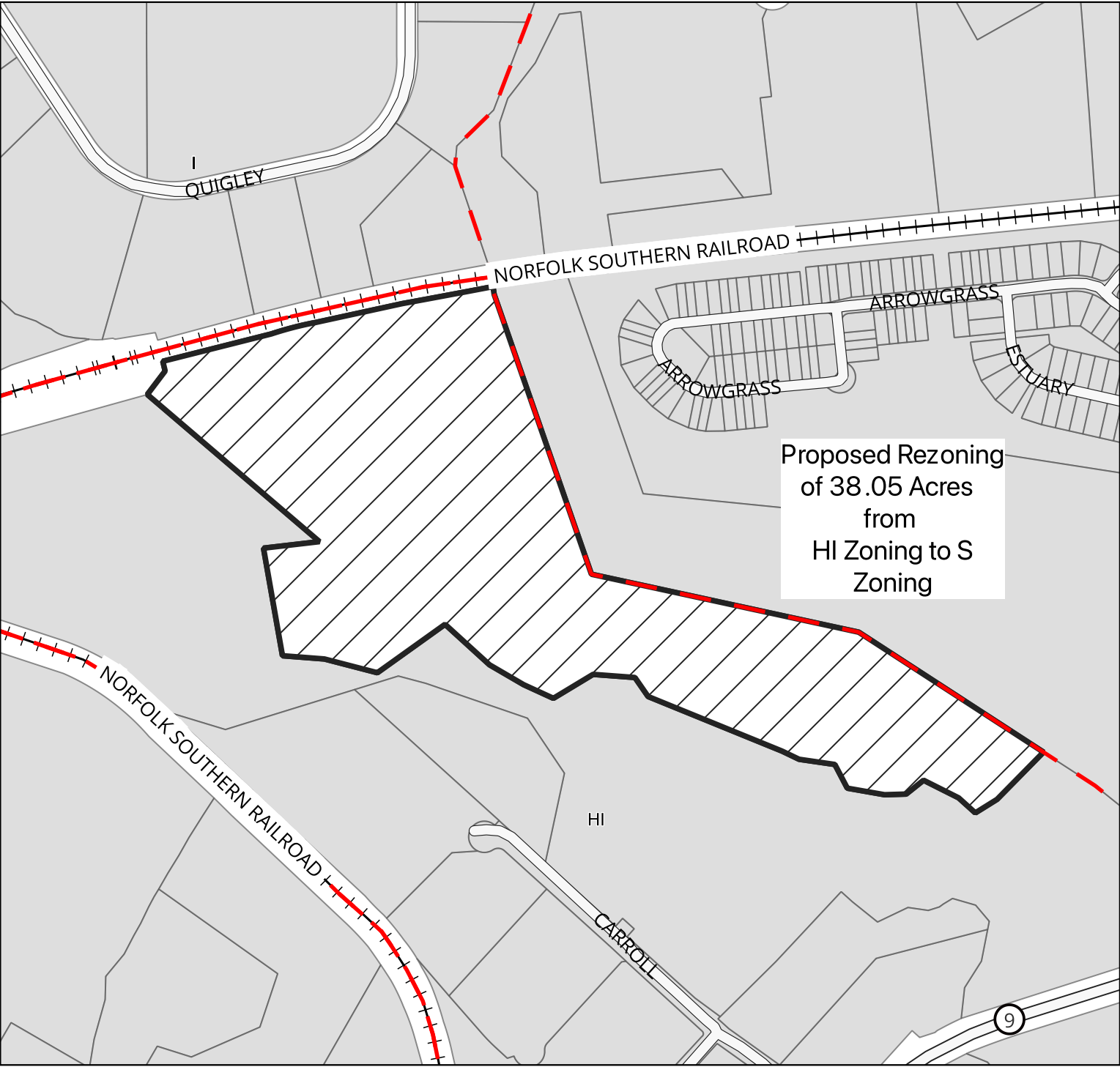
Matthew Meyer
County Executive
New Castle County

SYNOPSIS: Same as title.

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

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 10-030.00-046



HUNDRED: NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:5381
Prepared by: Matthew Rogers

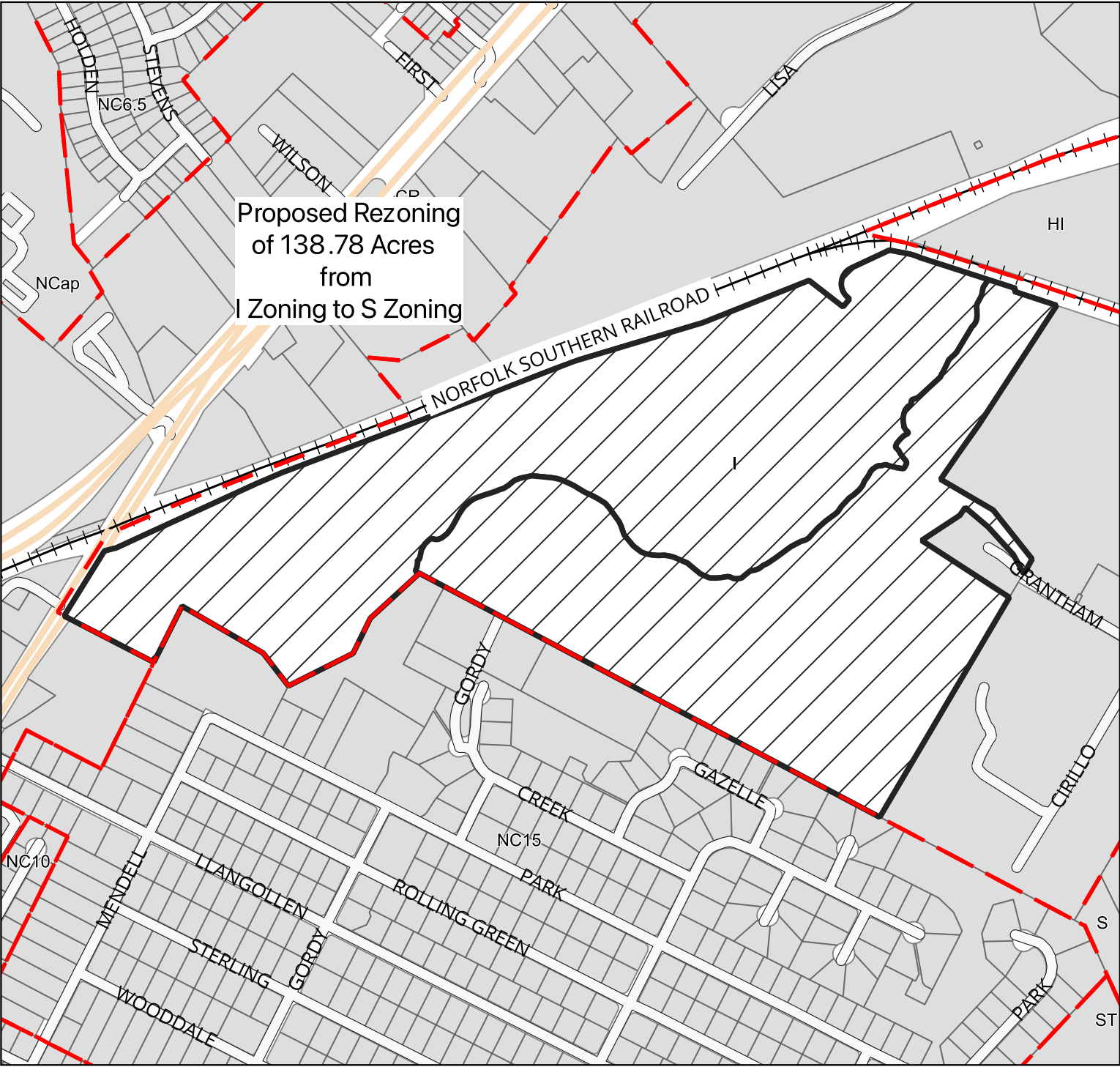
Date: 3/24/2024



PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 10-035.00-002,
10-035.00-056



HUNDRED: NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

Scale: 1:8048
Prepared by: Matthew Rogers

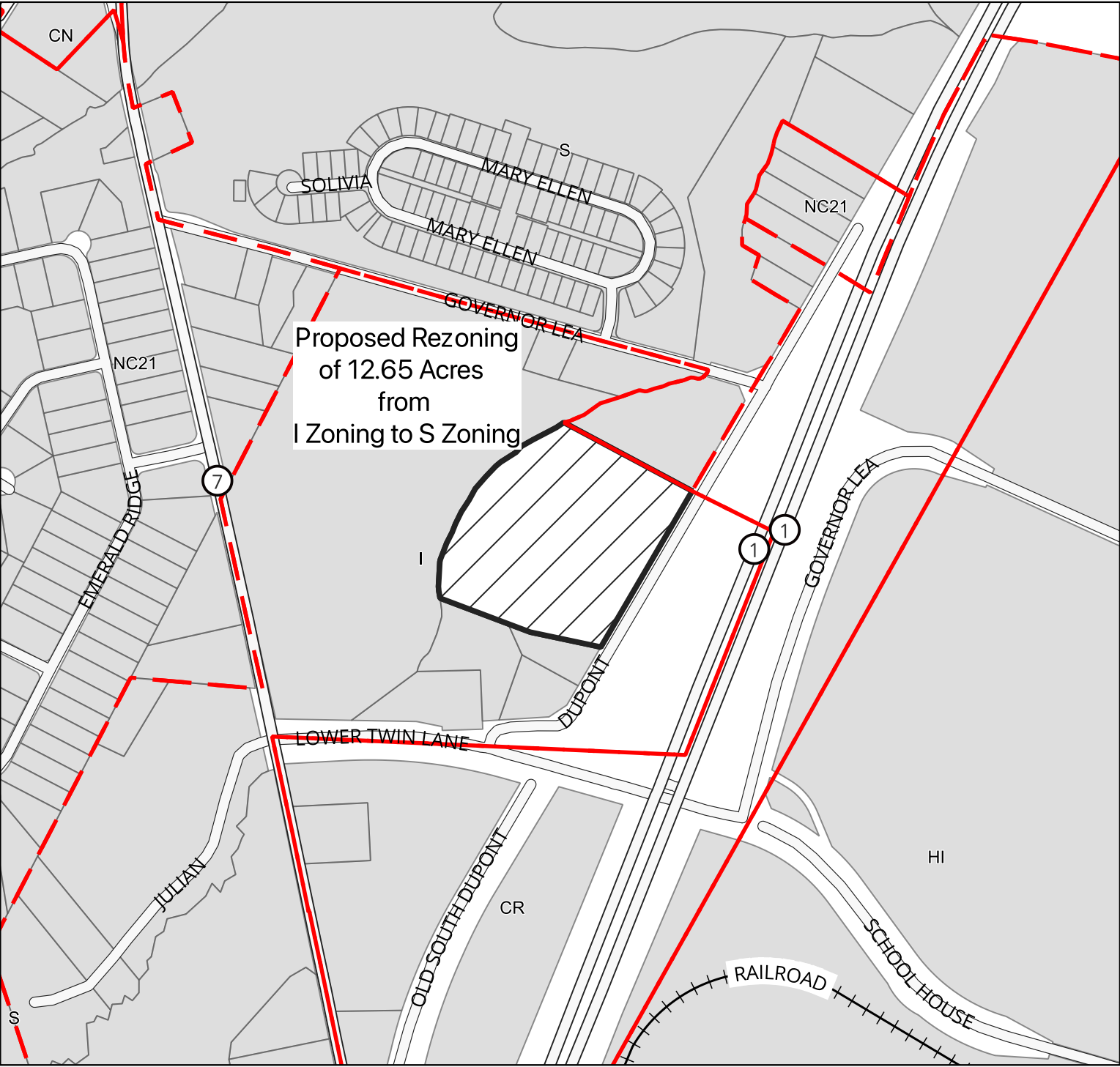
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PERMANENT ORDINANCE NO. 24-067
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APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: I ZONING TO S ZONING

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-002.00-024



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:6627
Prepared by: Matthew Rogers

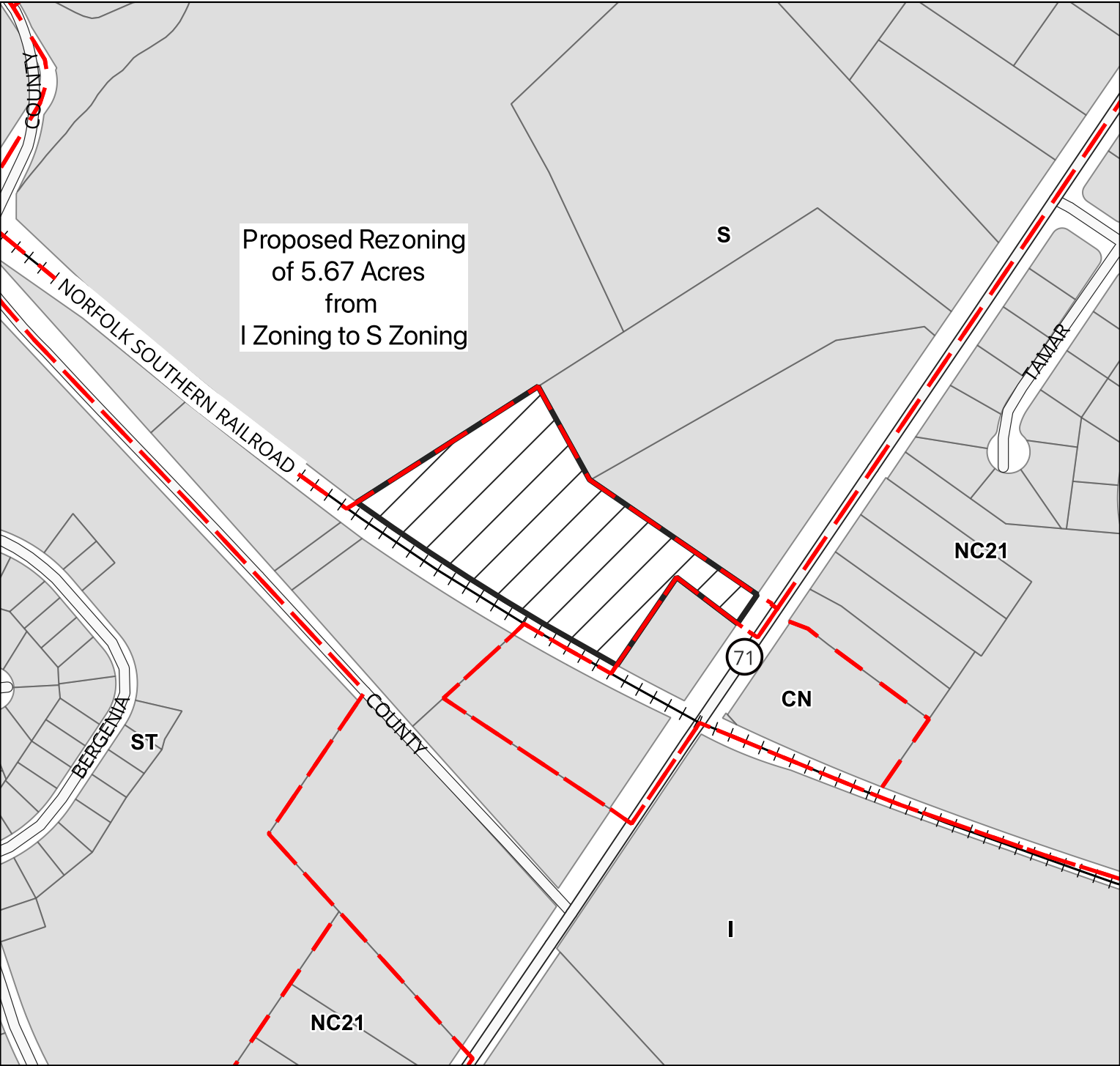
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PERMANENT ORDINANCE NO. 24-067
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APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: I ZONING TO S ZONING

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-006.00-041



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3932
Prepared by: Matthew Rogers

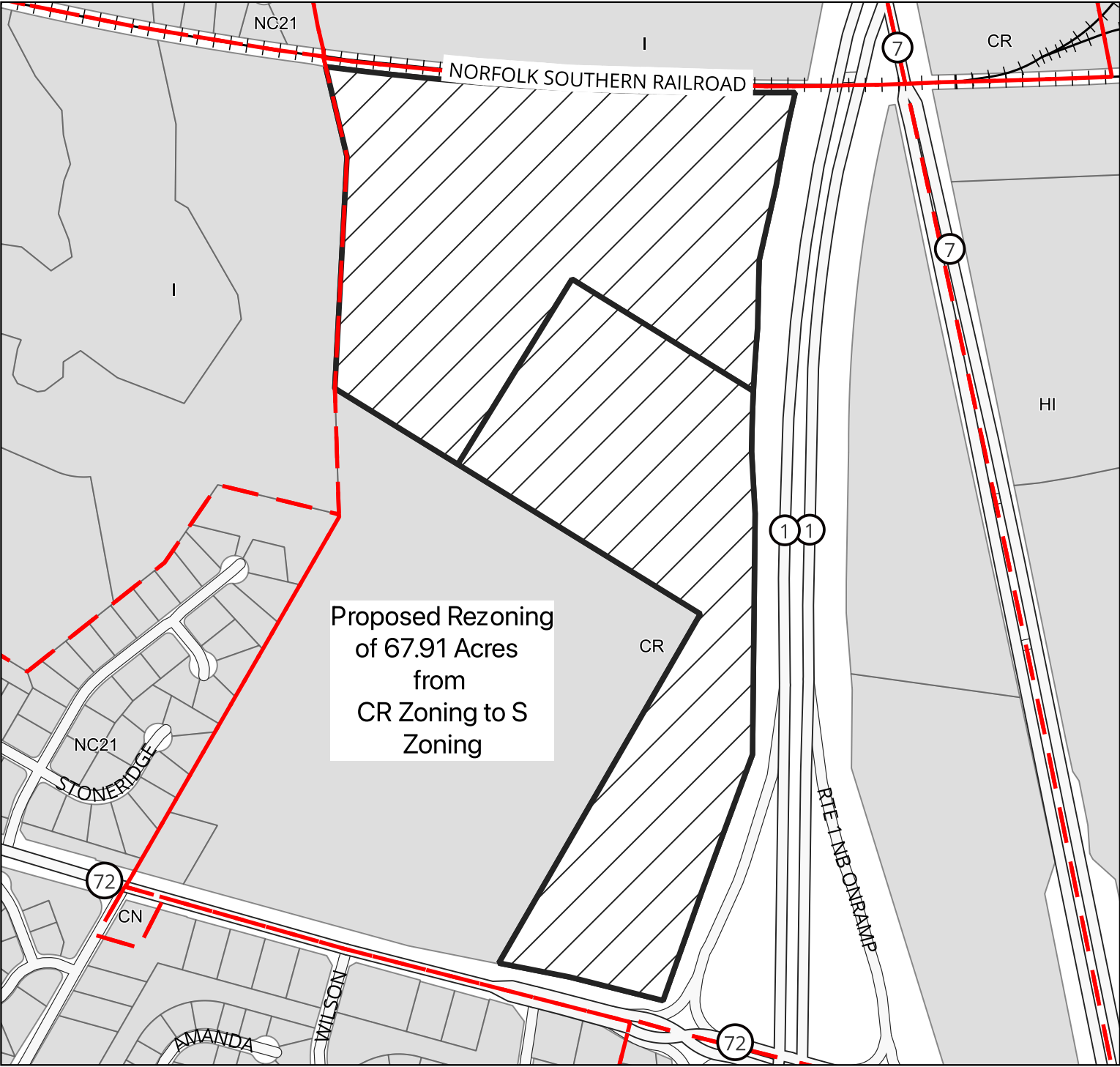
Date: 3/24/2024



PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-007.00-020,
12-013.00-081



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:6025
Prepared by: Matthew Rogers

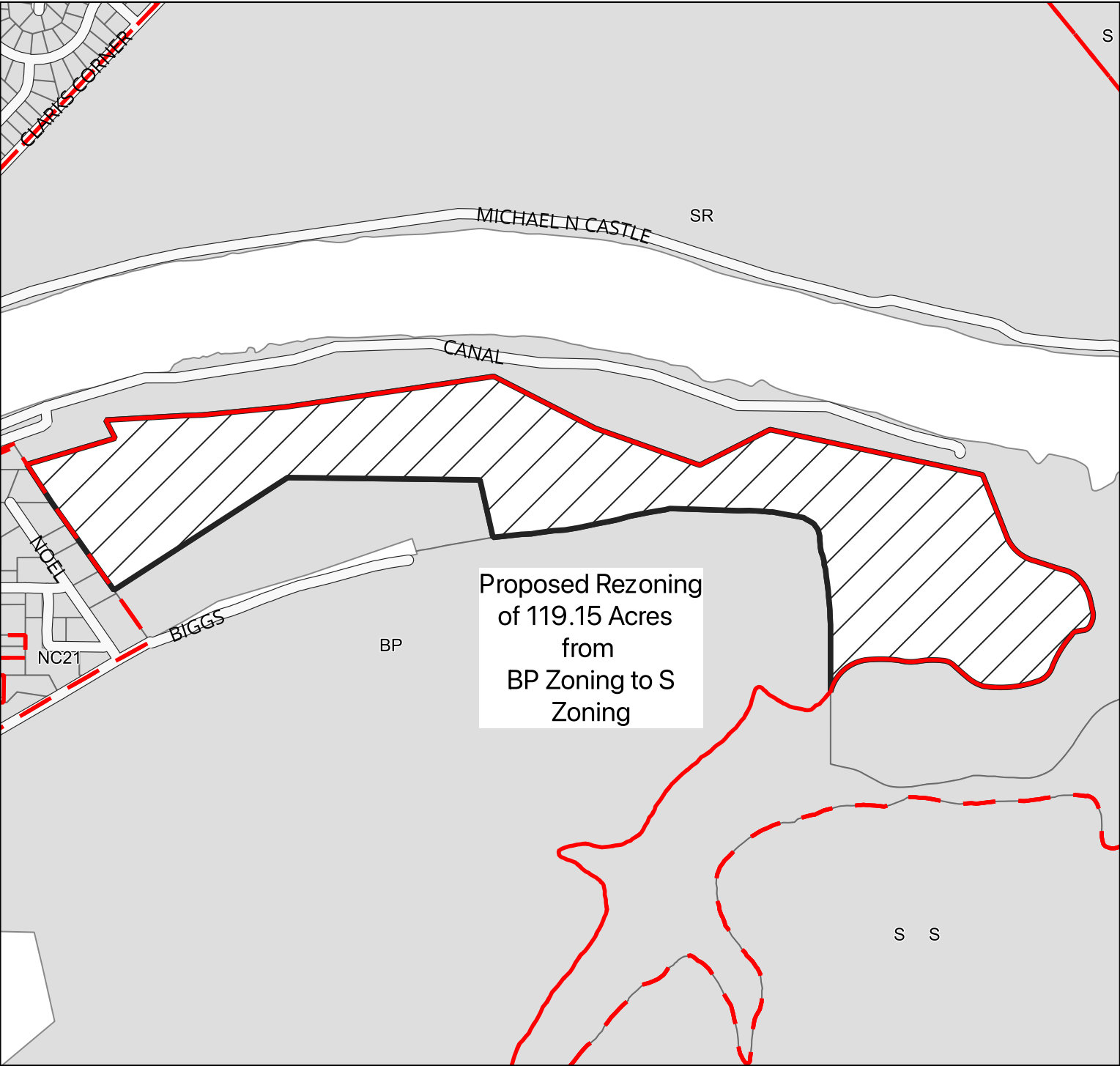
Date: 3/24/2024



PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 12-036.00-001



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1:11097
Prepared by: Matthew Rogers

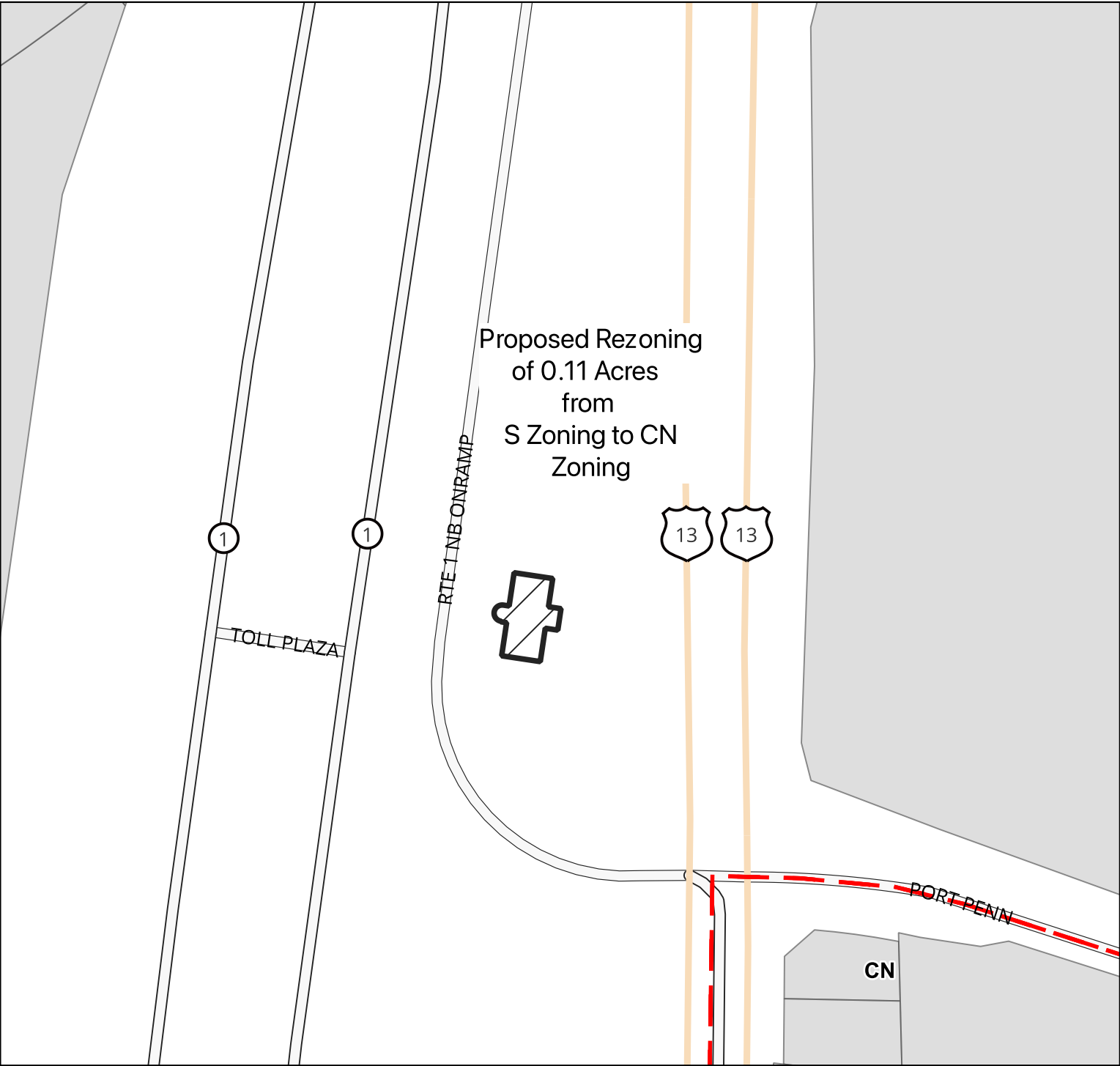
Date: 3/24/2024



PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

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

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 13-008.00-019



HUNDRED: ST GEORGES
NEW CASTLE COUNTY, DELAWARE

Scale: 1:1876
Prepared by: Matthew Rogers

Date: 3/24/2024



PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

PROPERTY MAP

EXHIBIT A: MAP 8
ZONING ORDINANCE AS INTRODUCED

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

APPLICATION NO. 2024-180-Z
TAX PARCEL NO: 13-008.00-028,
13-008.00-044



HUNDRED: ST GEORGES
NEW CASTLE COUNTY, DELAWARE

Scale: 1:7245
Prepared by: Matthew Rogers

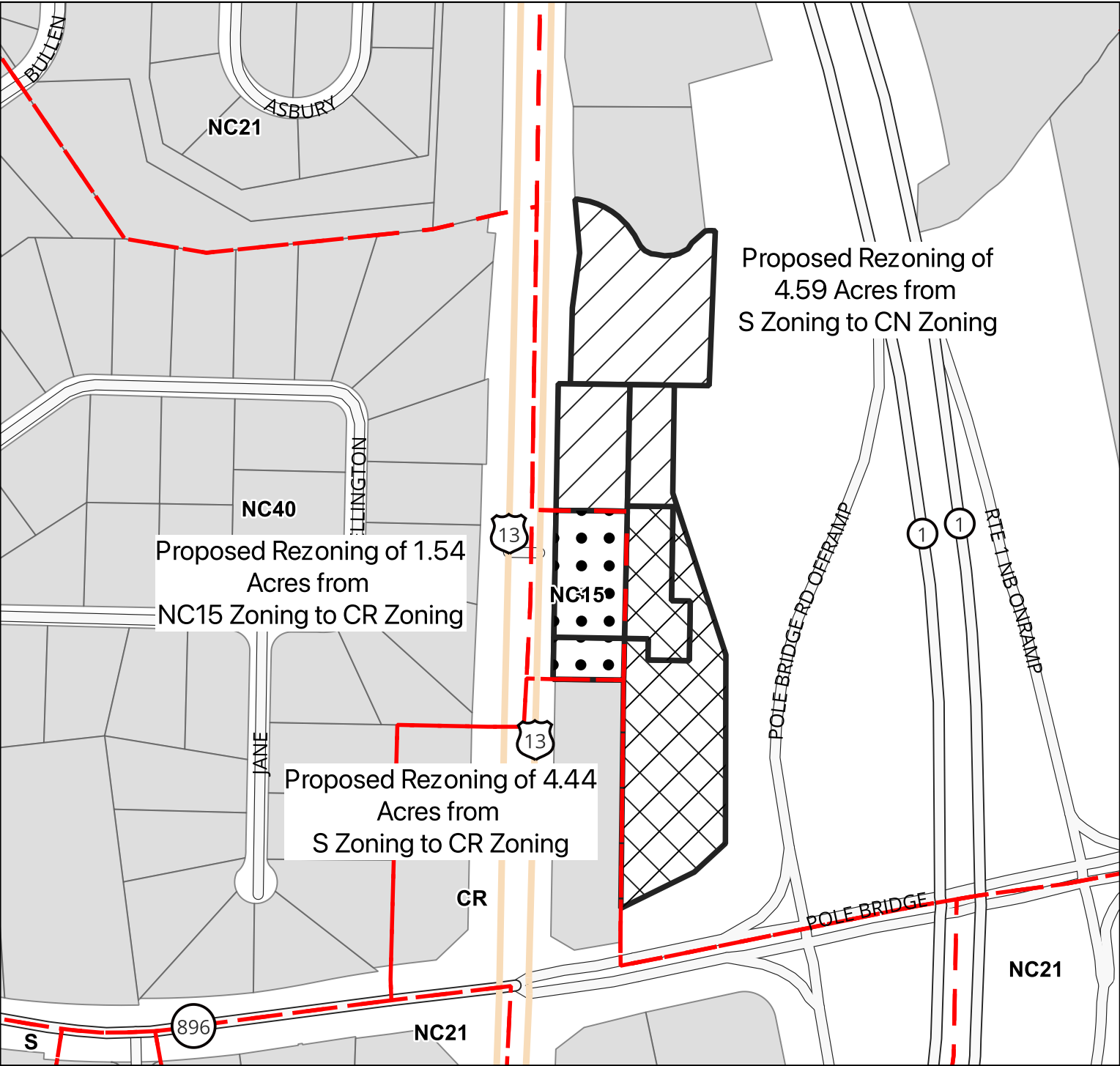
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PERMANENT ORDINANCE NO. 24-067
Date Adopted by County Council:
Date Approved by County Executive:

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: S ZONING TO CN ZONING
NC15 ZONING TO CN ZONING

APPLICATION NO. 2024-0180-Z
TAX PARCEL NO: 13-013.00-029,
13-013.00-030,13-013.00-035,
13-013.00-148,13-013.00-249



HUNDRED: ST GEORGES
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3994
Prepared by: Matthew Rogers

Date: 3/24/2024



- S to CN
- S to CR
- NC-15 to CR