



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

December 3, 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: Kevin Caneco, John Cartier, Dee Durham, Valerie George, Penrose Hollins, Monique Williams-Johns, Janet Kilpatrick, Timothy Sheldon, George Smiley, Jea Street, David Tackett, Brandon Toole

Members absent: David Carter

B. Approval of Minutes

- Motion by Mr. Smiley, second by Ms. George, to approve the minutes from November 19, 2024. The minutes were approved.

C. Review/Discussion of Resolution(s)

R24- : PLAN OF STANTON CHRISTIANA INDUSTRIAL DEVELOPMENT; WHITE CLAY HUNDRED; WEST SIDE OF THE TERMINUS OF STANTON CHRISTIANA ROAD, SOUTHEAST OF INTERSTATE 95; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES A 442,530 SQUARE FOOT WAREHOUSE WITH ASSOCIATED IMPROVEMENTS; BP ZONING; [APPLICATION NO. 2022-0039](#); COUNCIL DISTRICT 1

Prime Sponsor(s): Mr. Toole

- Introduction by Mr. Toole
- Pam Scott, gave a presentation.
- Alex Meither, Traffic Engineer, answered questions.
- Council Comments were made by: Mr. Toole, Mr. Cartier, Mr. Caneco, Ms. Kilpatrick, Ms. Johns, Ms. Durham.
- Public Comment. None
- No votes were taken.

D. Review/Discussion of Ordinance(s)

°24-033: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 2 REGARDING THE FOLLOWING TAX PARCELS: BRANDYWINE HUNDRED: 06-040.00-002 (0 CONCORD PIKE OFF, WOODLAWN

TRUSTEES), 06-077.00-274 (0 CONCORD PIKE OFF, FIRST UNITARIAN CHURCH), 06-127.00-001 (742 ALAPOCAS DR, E I DUPONT DENEMOURS), 26-014.10-006 (1600 N PARK DR, ABESSINIO STADIUM)

Prime Sponsor(s): Ms. Durham

- Introduction by Ms. Durham
- Charuni Patibanda, Dept. of Land Use, answered questions.
- Council Comments: None
- Public Comment: David Hamilton
- No votes were taken.

°24-034: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 2 AND COUNTY COUNCIL DISTRICT 4 REGARDING THE FOLLOWING TAX PARCELS: CHRISTIANA HUNDRED: 07-030.20-015 (0 NEW BRIDGE RD)

Prime Sponsor(s): Ms. Durham, Mr. Hollins

- Introduction by Ms. Durham
- Council Comments: None
- Public Comment: None
- No votes were taken.

°24-083: COMPREHENSIVE REZONING -TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 6 REGARDING THE FOLLOWING TAX PARCELS: APPOQUINIMINK HUNDRED: 14-010.00-002 (0 MIDDLETOWN WARWICK RD), 14-010.00-003 (0 STRAWBERRY LN), 14-010.00-009 (0 MIDDLETOWN WARWICK RD), 14-010.00-010 (1422 MIDDLETOWN WARWICK RD), 14-010.00-015 (0 STRAWBERRY LN), 14-010.00-016 (1352 MIDDLETOWN WARWICK RD), 14-010.00-017 (1330 MIDDLETOWN WARWICK RD, STARDEL INC), 14-010.00-018 (1280 MIDDLETOWN WARWICK RD), 14-010.00-026 (301 STRAWBERRY LN), 14-010.00-028 (0 MIDDLETOWN WARWICK RD, STARDEL INC), 14-010.00-032 (1416 MIDDLETOWN WARWICK RD, SHAHAN SUBDIVISION); PENCADER HUNDRED: 11-058.00-009 (4 TROOPERS WAY, SUMMIT AVIATION); ST GEORGES HUNDRED: 11-058.00-009 (4 TROOPERS WAY, SUMMIT AVIATION)

Prime Sponsor(s): Mr. Carter

- Introduction by Mr. Caneco
- Council Comments: None
- Public Comment: None
- No votes were taken.

°24-138: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE" OR "UDC"), ARTICLE 3 ("USE REGULATIONS"), AND ARTICLE 33 ("DEFINITIONS"), REGARDING MARIJUANA CULTIVATION FACILITIES, MARIJUANA PRODUCT MANUFACTURING FACILITIES, AND RETAIL MARIJUANA STORES

Prime Sponsor(s): Mr. Tackett, Ms. Kilpatrick

- Introduction by Mr. Tackett
- Matthew Rodgers, Dept. of Land Use, explained the ordinance and gave a presentation.
- Charuni Patibanda and Matthew Rodgers, Dept. of Land Use, answered questions.
- Council Comments were made by: Mr. Caneco, Mr. Smiley, Ms. Durham, Mr. Street, Mr. Cartier, Mr. Toole, Mr. Sheldon, Mr. Hollins.
- Public Comment: Terry Solimeo, David Beau Zebley.
- No votes were taken.

°24-161: AMENDING NEW CASTLE COUNTY CODE CHAPTER 6, ARTICLE 10 RELATING TO THE INTERNATIONAL ENERGY CONSERVATION CODE

Prime Sponsor(s): Ms. Durham

- Introduction by Ms. Durham
- Council Comments were made by: Mr. Toole, Ms. Durham
- Michael Migliore, Counsel to Council, Charuni Patibanda, and David Holston Dept. of Land Use, answered questions.

- Public Comment: Mike Orick, Reid Rolands, Dustin Thomson
- No votes were taken.

SUBSTITUTE NO. 1 TO °24-008: (STATUS: TABLED) TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), ARTICLE 14 ("IMPACT FEES") REGARDING ADJUSTMENTS TO IMPACT FEES

Prime Sponsor(s): Ms. Durham, Mr. Carter, Mr. Toole

Co-sponsor(s): Mr. Cartier, Mr. Smiley

- Introduction by Ms. Durham
- Council Comments were made by: Mr. Hollins, Mr. Caneco, Mr. Cartier, Mr. Tackett, Mr. Street, Ms. Durham
- Public Comment: Dale Slang, Ann Burrus
- No votes were taken.

E. Presentations

Kristie Arlotta, Sustainability Coordinator, will give an update on the [NCC Sustainability Plan](#).

- Kristie Arlotta, Sustainability Coordinator, gave an update on the NCC Sustainability Plan.
- Council Comments were made by: Mr. Toole
- Public Comment: None

Comprehensive Rezoning Take 2 Process—Next Steps

- Charuni Patibanda, Department of Land Use, gave a presentation and answered questions.
- Council Comments were made by: Ms. Durham, Mr. Cartier.
- Public Comment: David Hamerson, Dale Swane

F. Other

- None

G. Public Comment

- None

H. Adjournment

- Motion by Mr. Smiley, seconded by Mr. Cartier, to adjourn the Land Use Committee Meeting. The motion was approved and the meeting adjourned at 5:10 pm.

Respectfully submitted by Linwood Jackson, Legislative Assistant to Councilwoman Janet Kilpatrick. The meeting was also taped and available online.