



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District

Co-Chair: Janet Kilpatrick, Third District

January 14, 2025

3:00 PM

VIRTUAL ZOOM WEBINAR MEETING &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801**

REVISED AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-019: PLAN OF WALKER FARM INDUSTRIAL DEVELOPMENT; NEW CASTLE HUNDRED; SOUTH SIDE OF CHURCHMANS ROAD, 3578 FEET WEST OF CHRISTIANA ROAD (ROUTE 273); MAJOR LAND DEVELOPMENT PLAN AND TITLE SUBDIVISION PLAN THAT PROPOSES TWO WAREHOUSES TOTALING 837,600 SQUARE FEET AND TITLE SUBDIVIDES THE PROPERTY INTO FIVE (5) LOTS; I ZONING; [APPLICATION NO. 2022-0335](#); COUNCIL DISTRICT 7

Prime Sponsor(s): Mr. Smiley

R25-020: **(TO BE VOTED 1/28/25)** PLAN OF CARTER FARM; PENCADER HUNDRED; SOUTH SIDE OF BETHEL CHURCH ROAD, 3000 FEET WEST OF CHOPTANK ROAD; MAJOR LAND DEVELOPMENT PLAN USING THE OPEN SPACE PLANNED DEVELOPMENT OPTION WITH THE INCLUSION OF 89 TDRS TO CREATE 189 LARGE SINGLE FAMILY LOTS, 32 SMALL SINGLE FAMILY LOTS, 32 LOT LINE LOTS, 36 TOWNHOME LOTS, 95 AGE-RESTRICTED VILLAGE LOTS, AND 240 APARTMENT UNITS; S ZONING; [APPLICATION NO. 2021-0285](#); COUNCIL DISTRICT 6

Prime Sponsor(s): Mr. Carter

D. Review/Discussion of Ordinance(s)

°24-112: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), SECTION 40.26.430 ("COMMUNITY REDEVELOPMENT PLAN") RELATING TO COMMUNITY DEVELOPMENT PLANS AND DESIGN GUIDELINES

Prime Sponsor(s): Ms. Durham

°23-007: **(TO BE VOTED 1/28/25)** REVISE ZONING MAP: PENCADER HUNDRED, SOUTH SIDE OF BETHEL CHURCH ROAD, APPROXIMATELY 1,850 FEET WEST OF CHOPTANK ROAD, 3500 FEET SOUTH OF BETHEL CHURCH ROAD; REZONE 2.08 + ACRES OF TAX PARCEL 11-061.00-005 FROM S (SUBURBAN) TO S (SUBURBAN) AND H (HISTORIC)

OVERLAY ZONE; COUNCIL DISTRICT 6
Prime Sponsor(s): Mr. Carter

- E. **Presentations**
- F. **Other**
- G. **Public Comment**
- H. **Adjournment**

REVISED AGENDA POSTED: January 13, 2025
AGENDA POSTED: JANUARY 7, 2025

*The revised agenda was posted less than (7) seven days in advance of the meeting to denote that R25-020 and 23-007 will not be voted on by Council until the 1/28/25 Council meeting. 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.