



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

MINUTES

A. Meeting Call to Order

The meeting was called to order at 3:00 PM.

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

Members absent: None.

B. Approval of Minutes

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

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

- I. Introduction by Mr. Smiley.
- II. Comments from Council – None.
- III. Comments from the public – None.
- IV. Vote – No vote was taken.

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

- I. Introduction by Mr. Carter.
- II. Presentation by John Tracey with Young Conaway Stargatt & Taylor covering R25-020 and °23-007.
- III. Comments from Council – Comments from Mr. Tackett, Mr. Carter, Mr. Toole, Ms. Durham, Mr. Cartier, and Mr. Caneco with responses from John Tracey with Young Conaway Stargatt & Taylor and Christopher Duke with the Becker Morgan Group.
- IV. Comments from the public – Comments from Dale Swain and Rob Bullock with response from John Tracey.
- V. Vote – No vote was taken.

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

- I. Introduction by Ms. Durham.
- II. Comments from Council – None.
- III. Comments from the public – None.
- IV. Vote – No vote was taken.

°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

- I. Introduction by Mr. Carter.
- II. Presentation by John Tracey with Young Conaway Stargatt & Taylor covering R25-020 and °23-007.
- III. Comments from Council – None.
- IV. Comments from the public – None.
- V. Vote – No vote was taken.

E. Presentations

F. Other

G. Public Comment

H. Adjournment

Motion by Mr. Smiley, **second** by Mr. Cartier, to adjourn the **Land Use Committee Meeting**. The motion was approved and the meeting was adjourned at 3:53 PM.