



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

June 17, 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

- Ms. Kilpatrick called the meeting to order at 3:00 PM.

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

Absent: Jea Street

B. Approval of Minutes

- Motion by Mr. Smiley, seconded by Mr. Carter, to approve the minutes from May 13, 2025. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

R25-_____ : TO AMEND A DECLARATION OF RESTRICTIONS FOR CONCORD SQUARE SHOPPING CENTER, NEW CASTLE COUNTY TAX PARCEL NO. 06-040.00-005
Prime Sponsor(s): Ms. Durham

- Ms. Kilpatrick read the resolution.
 - Ms. Durham invited Mr. John Tracey to explain the background on the resolution.
 - Mr. John Tracey gave a presentation.
 - Ms. Durham stated that she received no negative comments from the community.
- Comments from Council: Mr. Carter, Mr. Hollins
Comments from the public: None

R25-_____ : PLAN OF THE PLAZA AT BOYDS; ST. GEORGES HUNDRED; NORTHWESTERLY CORNER OF DUPONT PARKWAY AND GREYLAG ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES THE CONSTRUCTION OF A 372,506 SQUARE FOOT MIXED-USE DEVELOPMENT CONSISTING OF 288 APARTMENT UNITS, 16,900 SQUARE FEET OF RETAIL GROSS FLOOR AREA, 3,300 SQUARE FEET OF RESTAURANT GROSS FLOOR AREA, 9,838 SQUARE FEET OF OFFICE/AMENITY GROSS FLOOR AREA AND ALL ASSOCIATED SITE IMPROVEMENTS, TO INCLUDE A TITLE SUBDIVISION; CR ZONING; [APPLICATION NO. 2022-0413-S/Z](#); COUNCIL DISTRICT 6
Prime Sponsor(s): Mr. Carter

- Ms. Kilpatrick read the resolution.
 - Mr. Carter explained the resolution and invited Mr. John Tracey to speak.
 - Mr. John Tracey gave a presentation.
- Comments from Council: Mr. Caneco, Ms. Williams-Johns, Mr. Carter, Mr. Hollins, Ms. Durham
Comments from the public: None

D. Review/Discussion of Ordinance(s)

°25-001: REVISE ZONING MAP; BRANDYWINE HUNDRED, SOUTH EAST SIDE OF PHILADELPHIA PIKE, 400 FEET NORTH OF THE INTERSECTION OF INTERSTATE 495 AND PHILADELPHIA PIKE; REZONE TAX PARCEL 06-059.00-165 (4150 PHILADELPHIA PIKE, CITISTEEL), TAX PARCEL 06-059.00-171 (4106 PHILADELPHIA PIKE, CITISTEEL), 06-072.00-198 (110 TRANSIT CENTER DR, CITISTEEL), 06-072.00-199 (150 TRANSIT CENTER DR, CITISTEEL), AND TAX PARCEL 06-073.00-001 (5988 PHILADELPHIA PIKE, COLORADO FUEL & IRON), FROM "HI" (HEAVY INDUSTRY) TO "CR" (COMMERCIAL REGIONAL)

Prime Sponsor(s): Mr. Cartier

- Ms. Kilpatrick read the ordinance.
 - Mr. Cartier explained the ordinance.
- Comments from Council: Mr. Carter.
Comments from the public: Mr. Rob Bullock, Mr. Rodney Armstead.
- Mr. Cartier addressed Mr. Bullock's concerns.
 - Mr. Hollins and Mr. Carter addressed Mr. Armstead's concerns.

°25-045: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE" OR "UDC"), ARTICLE 14 ("IMPACT FEES"), REGARDING IMPACT FEES

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

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

- Ms. Kilpatrick read the resolution.
 - Ms. Durham explained the ordinance and invited Antoni Sekowski and Matthew Rogers, Dept. of Land Use, to give a presentation.
 - Ms. Durham and Ms. Kilpatrick asked questions and Mr. Rogers and Mr. Sekowski addressed the questions.
- Comments from Council: Mr. Cartier and Mr. Hollins each stated that they support the ordinance and explained why.
- Ms. Durham asked questions and Mr. Cartier addressed her questions
 - Mr. Carter made comments
 - Ms. Durham and Mr. Caneco made comments
- Comments from the public: Mr. Bruce Winegard

E. Presentations

-None

F. Other

-None

G. Public Comment

-None

H. Adjournment

- Motion by Mr. Smiley, seconded by Ms. George to adjourn the Land Use Committee Meeting. The meeting was adjourned at 4:10 PM.