



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

October 7, 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, Penrose Hollins, Janet Kilpatrick, George Smiley, Timothy Sheldon, David Tackett, Brandon Toole, Monique Williams-Johns

Absent: Jea Street, Valerie George

B. Approval of Minutes

- Motion by Mr. Smiley, seconded by Mr. Carter, to approve the minutes from Sept. 2, 2025. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

R25- : PLAN OF HOCKESSIN STATION; MILL CREEK HUNDRED; EAST SIDE OF VALLEY ROAD, 850 FEET SOUTH OF EVANSON ROAD; MAJOR SUBDIVISION PLAN THAT SUBDIVIDES THE SUBJECT PARCELS INTO 143 LOTS, WITH ASSOCIATED SITE IMPROVEMENTS, UTILIZING THE OPEN SPACE PLANNED DEVELOPMENT OPTION, AND REMOVES DEED RESTRICTIONS FROM TAX PARCELS #08-012.00-033 AND #08-012.00-073; ST AND ST & H ZONING; [APPLICATION NUMBER 2021-0695-S/Z](#); COUNCIL DISTRICT 3
Prime Sponsor(s): Ms. Kilpatrick

- Ms. Kilpatrick read the resolution.
- Ms. Kilpatrick explains the background on the resolution.
- Comments from Council: None
- Comments from the public: Mark Blake had a comment.
- Ms. Kilpatrick stated that the resolution would come to a vote next Tuesday.

- Mr. Smiley motioned to go out of order and go to Other on the agenda, motion passed.
- Mr. Carter made a motion to approve the travel request under Other. It was seconded and passed.
- Mr. Smiley made a motion to transfer all the meetings that would be on November 11 to November 18th. The motion was seconded and passed.
- Council voted to go back in order.

D. Review/Discussion of Ordinance(s)

SUBSTITUTE NO. 1 TO °25-063: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE" OR "UDC"), ARTICLE 3 ("USE REGULATIONS"), REGARDING ADULT DAY CARE FACILITIES AND LIMITED USE STANDARDS FOR DAY CARE CENTERS

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

- Ms. Kilpatrick read the ordinance.
- Mr. Kilpatrick explained the ordinance.
- Comments from Council: Mr. Smiley made comments.
- Comments from the public: None.

°25-120: AMEND NEW CASTLE COUNTY CODE CHAPTER 7 ("PROPERTY MAINTENANCE CODE"), SECTION 7.01.002 ("AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE"), AS AMENDED, SECTION PM 308 ("RUBBISH AND GARBAGE") AND CHAPTER 19 ("RESIDENTIAL RENTAL PROPERTIES"), ARTICLE 3 ("RENTAL CODE")

Prime Sponsor(s): Ms. Durham

- Ms. Kilpatrick read the ordinance.
- Ms. Durham explained the ordinance.
- Comments from Council: Mr. Smiley, Mr. Caneco, Mr. Cartier
- Ms. Durham, Ms. Kilpatrick and Mr. David Culver, Dept. of Land use addressed Mr. Smiley's concerns.
- Comments from the public: Rob Bullock, Brian Pomije
- Ms. Durham addressed Mr. Bullock's and Mr. Pomije's comments.

°25-025: AMENDING NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), SECTION 40.31.114 ("RECORD PLAN REVIEW STAGE") RELATING TO NOTICE OF RECORD PLANS

Prime Sponsor(s): Mr. Caneco, Mr. Carter

- Ms. Kilpatrick read the ordinance.
- Mr. Caneco explained the ordinance.
- Comments from Council: Mr. Carter, Mr. Caneco, Mr. Cartier, Mr. Hollins, Ms. Williams-Johns, Mr. Smiley, Ms. Kilpatrick, Mr. Tackett
- Mr. Caneco and Mr. Carter addressed Mr. Cartier's and Mr. Hollins's concerns.
- Mr. David Culver, Dept. Land use addressed Ms. Williams-Johns and Mr. Caneco's concerns
- Comments from the public: Rob Bullock

E. Presentations

- None

F. Other

- Travel Request: Rachel Zara - IPA Planning Education Certificate Series, Dover, DE
- This travel request was voted on and passed under item C.

G. Public Comment

- None

H. Adjournment

- Motion by Mr. Smiley, seconded by Mr. Carter to adjourn the Land Use Committee Meeting. The meeting was adjourned at 4:15 PM.