



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

March 3, 2026
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, David Tackett, Brandon Toole, Monique Williams-Johns

Members absent: Jea Street

B. Approval of Minutes

Motion by Mr. Smiley, **second** by Ms. Kilpatrick, to approve the minutes from February 17, 2026. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

D. Review/Discussion of Ordinance(s)

°25-122: COUNTY INITIATED REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 8 REGARDING THE FOLLOWING TAX PARCELS: BRANDYWINE HUNDRED: 06-024.00-249 (2507 Marsh Rd, County Parkland), 06-025.00-049 (3010 Fairhope Rd, Afton), 06-025.00-125 (3010 Fairhope Rd, The Timbers Sec 2), 06-025.00-140 (2667 Bittersweet Dr), 06-025.00-142 (2646 Cypress Rd), 06-025.00-221 (0 Valley Run Dr, Bechtel Subd), 06-025.00-234 (0 Valley Run Dr, Valley Run Sec 2), 06-025.00-235 (0 Valley Run Dr, Valley Run Sec 2), 06-026.00-004 (999 Woodstream Dr, Valley Run Sec 2), 06-035.00-236 (1201 Naamans Rd, Bechtel Subd), 06-035.00-240 (1301 Naamans Rd, Bechtel Subd), 06-036.00-012 (999 Woodstream Dr, Ramblewood), 06-046.00-074 (1106 Stonewood Ct, Darley Woods), 06-046.00-085 (898 Rockwell Rd, Longview Farms Sec 1), 06-047.00-044 (719 Plumtree Ln, Greentree Sec 3), 06-057.00-179 (300 Woodgreen Ct, Radnor Green Sec 3), 06-059.00-001 (100 Darley Rd), 06-059.00-002 (400 Lenape Way, Claymont Library), 06-059.00-018 (2 Denham Ave, Knollwood), 06-059.00-112 (31 Colby Ave, Knollwood), 06-059.00-119 (60 Balfour Ave, Knollwood), 06-070.00-043 (300 Woodgreen Ct, Radnor Green Sec 2), 06-070.00-044 (300 Woodgreen Ct, Radnor Green Sec 3), 06-081.00-053 (1625 Marsh Rd, Forwood), 06-081.00-085 (1615 Stoney Run Dr, Forwood), 06-082.00-253 (607 Smyrna Ave, Top Of The Hill Apts), 06-082.00-254 (927 Naudain Ave, Leshar Subd), 06-083.00-094 (1012 Parkside Blvd, Claymont Heights), 06-083.00-510 (927 Naudain Ave, Harvey Run), 06-091.00-199 (1716 Shadybrook Rd, Greenmeadow), 06-092.00-093 (20 Ridgeland Rd, Hawthorne Estates), 06-092.00-101 (20

Ridgeland Rd, Lynnfield), 06-092.00-174 (115 Marcella Rd, Webster Farm), 06-094.00-126 (2098 Prior Rd), 06-095.00-026 (607 Smyrna Ave, Hillendale), 06-095.00-354 (705 Naudain Ave, Claymont Heights 2), 06-095.00-484 (2220 Lincoln Ave, Greenmount), 06-104.00-001 (1218 Marsh Rd, Carrcroft Sec C), 06-104.00-231 (1239 Lakewood Dr, Carrcroft Crest), 06-105.00-161 (1805 Garfield Ave, Gwinhurst), 06-105.00-170 (1804 Garfield Ave, Gwinhurst), 06-106.00-062 (1805 Harrison Ave, Gwinhurst), 06-106.00-152 (20 N Park Dr, Gwinhurst), 06-106.00-153 (1806 Harrison Ave, Gwinhurst), 06-106.00-412 (13 Garrett Rd, Rolling Park), 06-106.00-424 (11 Devon Rd, Rolling Park), 06-106.00-481 (22 Winding Ln, Rolling Park), 06-113.00-239 (107 Timber Ln), 06-115.00-178 (9 Holly Hill Rd, Holly Hill), 06-115.00-206 (0 Holly Hill Rd, Holly Hill), 06-121.00-129 (1420 Talley Rd, Weldin Park Sec 2), 06-122.00-016 (4691 Washington St Ext, Rockwood Visitors Center), 06-122.00-080 (622 Shipley Rd, Hargraves Subd), 06-122.00-081 (301 Carr Rd, Rockwood Office Park), 06-130.00-004 (603 Rockwood Rd), 06-130.00-012 (4651 Washington St Ext, Rockwood Visitors Center), 06-146.00-596 (20 Clayton Ct, Edgemoor Gardens), 06-147.00-014 (610 River Rd, Camp Manito), 06-147.00-015 (610 River Rd, Jewish Federation Of Delaware), 06-147.00-020 (610 River Rd, Camp Manito), 06-059.00-045 (0 Denham Ave, Knollwood), 06-146.00-259 (720 Rysing Dr, Edgemoor Gardens), 06-146.00-619 (21 B S Cannon Dr, Edgemoor Gardens)

Prime Sponsor(s): Mr. Cartier

1. Introduction by Mr. Cartier.
2. Comments from Council – None.
3. Comments from the public – None.
4. Vote – No vote was taken.

°25-101: (STATUS: TABLED) TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 3 (“USE REGULATIONS”) AND ARTICLE 33 (“DEFINITIONS”) TO ESTABLISH STANDARDS FOR THE REVIEW, SITING, AND OPERATIONS OF DATA CENTERS

Prime Sponsor(s): Mr. Carter

Co-sponsor(s): Mr. Caneco, Ms. Durham, Mr. Cartier, Mr. Tackett

1. Introduction by Mr. Carter.
2. Comments from Council – Comments from Mr. Cartier, Mr. Caneco, Ms. Kilpatrick, Mr. Carter, Ms. Durham, Mr. Hollins, Ms. Williams-Johns, Mr. Sheldon, and Mr. Toole with responses from Land Use General Manager, David Culver.
3. Comments from the public – Comments from Dale Swain with Citizens Alliance for Responsible Land Use, Bruce Wyngaard, Mary Ann Levan, Peggy Schultz on behalf of the League of Women Voters of New Castle County, Jason Hoover, Kira Alejandro, Betty Jo Keiper, Allie Lamb, Jordan Seemans on behalf of Harvey, Hannah, & Associates, Stephanie Royle, Marissa McClenton with the Sierra Club Delaware and Delaware Data Center Coalition for Local Environmental and Accountable Regulation (DE-CLEAR), Mazmoon Chang, Dee Hawkins, Maureen McAleer, Dexter Bland, Ruth Evans, Lorraine Swain, William Hawks, Jane McNicholas, Jim Lister, Shawn Tucker, with comment from Ms. Williams-Johns. Comments continued from Dora Williams.
4. Comments online – Comments from Ligia Aceves, Randy Henrick, Rob Bullock, Roby Anstett, Matthew Sarver, Conservation Chair of the Delaware Ornithological Society, Chair of the Delaware Native Species Commission, and Member of the New Castle County Open Space Advisory Council, Christopher Jamison, Nancy Willing, Ron Homa, Teresa Tressler, Lisa Brown, Wayne Elvin, and Thomas Price.
5. Vote – No vote was taken.

E. Presentations

F. Other

G. Public Comment

1. Comments from Shawn Tucker, Maureen McAleer, Stephanie Royle, Lorraine Swain, and Marissa McClinton with responses from Mr. Carter and Mr. Smiley.

H. Adjournment

Motion by Mr. Smiley, **second** by Ms. Kilpatrick, to adjourn the **Land Use Committee Meeting**. The motion was approved, and the meeting was adjourned at 5:23 PM



March 3, 2026

Members of New Castle County Council
Louis L. Redding City/County Building
800 N. French Street
Wilmington, DE 19801

Subject: Land Use Committee Hearing – Public Comment on Ordinance 25-101

Chairman Tackett, Co-Chairwoman Kilpatrick, and members of New Castle County Council,

Thank you for the opportunity to comment on Substitute Ordinance 25-101.

At Harvey Hanna & Associates, we work regularly with national site selectors, brokers, and prospective employers evaluating Delaware for investment. We hear firsthand what makes companies choose a location – and what causes them to walk away.

When companies grade a state, there is one word worse than taxes, fees, or even workforce challenges: uncertainty. Predictability attracts investment and jobs. Uncertainty drives them elsewhere.

That's why we support thoughtful, balanced standards for data centers – standards that address real impacts like traffic, noise, and infrastructure without creating unnecessary barriers. The concern with this ordinance is regulatory stacking. Noise limits, special-use approvals, bonding requirements, LEED mandates, and operational restrictions may each be manageable on their own, but together they increase cost, delay, and risk to the point that projects simply become unworkable.

To be clear, we absolutely should analyze traffic, noise, and infrastructure impacts. That's responsible planning. But the solution is clear, objective performance standards that allow projects meeting those standards to proceed predictably.

We also should avoid duplicating oversight that already exists. The Delaware Public Service Commission oversees electric reliability and grid impacts, and DNREC regulates generators, fuel systems, water use, and emissions. County rules should complement that framework, not layer on additional uncertainty.

Economic growth and community protection are not mutually exclusive. Data centers bring construction jobs, permanent technical jobs, and significant tax revenue with minimal demand on public services. With smart standards and modern sound mitigation, we can protect neighborhoods and still welcome investment.



In closing, certainty is what wins projects. Investment, and therefore jobs, goes where the rules are clear and the process is predictable. Right now, this ordinance sends the opposite signal.

We respectfully ask that County Council adjust this approach – focus on measurable impacts like noise, traffic, and power, streamline approvals, and avoid stacking barriers that discourage investment. Let's choose smart regulation over uncertainty and make it clear that Delaware is open for business.

Sincerely,

A handwritten signature in black ink, appearing to read "JW Seemans", written in a cursive, flowing style.

Jordan W. Seemans
Manager, Government Affairs & Community Relations
Harvey Hanna & Associates

CC: Hon. Monique Williams-Johns, Council President, New Castle County Council
Nellie Hill, Clerk of Council, New Castle County Council
Michael Migliore, Counsel to Council, New Castle County Council