NEW CASTLE COUNTY COUNCIL
LAND USE COMMITTEE MEETING

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

July 2, 2024
3:00 PM

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

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R24- : PLAN OF COUNTRY CREEK – PHASE 3; WHITE CLAY CREEK HUNDRED; EAST SIDE OF CREEKSIDE DRIVE, 550 FEET SOUTH OF HUNTING RIDGE ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE TAX PARCEL 09-041.10-301 AND DEVELOP 28 SINGLE FAMILY DETACHED UNITS; NC6.5 ZONING; APPLICATION NO. 2022-0216-S; COUNCIL DISTRICT 11
Prime Sponsor(s): Mr. Tackett

R24- : PLAN OF MONARCH; ST. GEORGES HUNDRED; SOUTH SIDE OF LOREWOOD GROVE ROAD, EAST AND WEST SIDES OF RATLEDGE ROAD, WEST OF ROUTE 301; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE THE PROPERTY INTO 674 SINGLE FAMILY LOTS; S ZONING; APPLICATION NO. 2020-0644; COUNCIL DISTRICT 6
Prime Sponsor(s): Mr. Carter

R24- : PLAN OF 2805 PULASKI HIGHWAY; PENCADER HUNDRED; NORTH SIDE OF PULASKI HIGHWAY, 885 FEET EAST OF PLEASANT VALLEY ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO COMBINE TAX PARCELS 11-026.00-002 AND 003 INTO ONE PARCEL TO CONSTRUCT 89,400 SQUARE FEET OF SELF-STORAGE WAREHOUSE, EXTERIOR STORAGE AREA FOR VEHICLES AND ASSOCIATED IMPROVEMENTS; APPLICATION NO. 2021-0004-S/Z; COUNCIL DISTRICT 5
Prime Sponsor(s): Ms. George

D. Review/Discussion of Ordinance(s)

°24-008: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 14 (“IMPACT FEES”) REGARDING ADJUSTMENTS TO IMPACT FEES
Prime Sponsor(s): Ms. Durham, Mr. Carter, Mr. Toole
Co-sponsor(s): Mr. Cartier, Mr. Smiley Introduced by: Ms. Durham

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: June 25, 2024

*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 zoom 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.