NEW CASTLE COUNTY COUNCIL
LAND USE COMMITTEE MEETING

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

September 3, 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)

D. Review/Discussion of Ordinance(s)

°23-168: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 31 (“PROCEDURES AND ADMINISTRATION”), SECTION 40.31.340 (“NOTICE OF PUBLIC HEARINGS”) REGARDING NOTICE RELATING TO APPLICATIONS, INCLUDING REZONINGS
Prime Sponsor(s): Ms. Hartley-Nagle, Mr. Toole Introduced by:

°24-040: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 5 REGARDING THE FOLLOWING TAX PARCEL: PENCADER HUNDRED: 11-025.00-026 (0 PULASKI HWY OFF, UPPER CHESAPEAKE CORPORATE CTR) Introduced by: Ms. George

°24-041: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 5 REGARDING THE FOLLOWING TAX PARCEL: WHITE CLAY CREEK HUNDRED: 09-033.00-038 (475 GENDER RD, BREEZEWOOD SEC III) Introduced by: Ms. George

°24-042: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 7 REGARDING THE FOLLOWING TAX PARCELS: NEW CASTLE HUNDRED: 10-017.00-003 (251 CHURCHMANS RD, CHURCHMANS OFFICE COMPLEX) Introduced by: Mr. Smiley

°24-043: COMPREHENSIVE REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 11 REGARDING THE FOLLOWING TAX PARCELS: PENCADER HUNDRED: 11-014.00-044 (904 OLD BALTIMORE PIKE, DAYETT MILLS INC), 11-014.00-045 (2029 SUNSET LAKE RD), 11-018.00-012 (0 EGGERTS LN), 11-018.00-060 (0 OLD COOCHS BRIDGE RD, GLASGOW COMMONS), 11-018.00-061 (2001 OLD COOCHS

BRIDGE RD, GLASGOW COMMONS), 11-018.00-062 (0 DUSK RUN RD, GLASGOW COMMONS), 11-022.00-014 (2199 PULASKI HWY, GLASGOW REGIONAL PARK), 11-022.00-016 (0 DUSK RUN RD, GLASGOW COMMONS), 11-032.00-001 (210 BENJAMIN BLVD), 11-032.00-259 (209 BENJAMIN BLVD); WHITE CLAY CREEK HUNDRED: 09-029.00-003 (39 E REGAL BLVD), 09-029.00-015 (0 CHAPMAN RD) Introduced by: Mr. Tackett

°24-057: TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 ("UNIFIED DEVELOPMENT CODE" OR "UDC"), ARTICLE 3 ("USE REGULATIONS"), ARTICLE 7 ("TRANSFER OF DEVELOPMENT RIGHTS AND OTHER INCENTIVES AND BONUSES"), ARTICLE 8 ("NONCONFORMING SITUATIONS"), ARTICLE 22 ("DRAINAGE, UTILITIES, SEPTIC SYSTEMS, PARKING, LOADING, AND LIGHTING"), ARTICLE 31 ("PROCEDURES AND ADMINISTRATION") AND ARTICLE 33 ("DEFINITIONS"), REGARDING DEVELOPMENT AND REDEVELOPMENT Introduced by: Mr. Tackett, Ms. Kilpatrick

°24-084: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE" OR "UDC"), ARTICLE 3 ("USE REGULATIONS"), AND ARTICLE 33 ("DEFINITIONS"), REGARDING FIREARM RETAIL BUSINESSES
Prime Sponsor(s): Ms. Kilpatrick

E. Presentations

F. Other

Executive Session regarding Plans of Vista at Red Lion and pending litigation (Sterling Properties Holdings, Inc. v. New Castle County), and DPML Jamison Corner, LLC v. New Castle County, et al.

G. Public Comment

H. Adjournment

AGENDA POSTED: August 27, 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.