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

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

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

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

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

°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

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: June 10, 2025

*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.