



## NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

March 19, 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 TRADITIONS AT WHITEHALL; ST. GEORGES HUNDRED; SOUTH SIDE OF LOREWOOD GROVE ROAD, EAST OF RATLEDGE ROAD, WEST OF JAMISON CORNER ROAD; AMEND THE PREVIOUSLY RECORDED PLAN FOR THE TRADITIONS AT WHITEHALL BY MODIFYING NOTE 49 ON THE PLAN TO REQUIRE THE CONSTRUCTION OF A PEDESTRIAN PATH BETWEEN WHITEHALL VILLAGE 1 AND TRADITIONS AT WHITEHALL PRIOR TO THE ISSUANCE OF FIFTY (50) PERCENT OF BUILDING PERMITS WITHIN TRADITIONS AT WHITEHALL; S ZONING; [APPLICATION NO. 2018-0733-S](#); COUNCIL DISTRICT 6 Introduced by: Mr. Carter

R24- : PLAN OF BAYBERRY TOWN CENTER; ST. GEORGES HUNDRED; NORTHEAST OF THE INTERSECTION OF BOYD'S CORNER ROAD AND JAMISON CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES A TITLE SUBDIVISION TO CONSTRUCT A MIXED USE DEVELOPMENT CONSISTING OF 279,655 SQUARE FEET OF NONRESIDENTIAL GROSS FLOOR AREA AND 145 DWELLING UNITS; CR ZONING; [APPLICATION NO. 2019-0675](#); COUNCIL DISTRICT 12 Introduced by: Mr. Bell

R24- : PLAN OF 2229 DUPONT PARKWAY; ST. GEORGES HUNDRED; SOUTHWESTERLY CORNER OF HYETTS CORNER ROAD AND DUPONT PARKWAY; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CREATE TWO (2) TITLE SUBDIVISION LOTS AND CONSTRUCT 76,309 SQUARE FEET OF MINI-WAREHOUSE BUILDINGS, AN 890 SQUARE FOOT OFFICE AND A 28,000 SQUARE FOOT FLEX WAREHOUSE BUILDING; CR ZONING; [APPLICATION NO. 2021-0780](#); COUNCIL DISTRICT 12 Introduced by: Mr. Bell

R24- : PLAN OF LOT E - WAREHOUSE; NEW CASTLE HUNDRED; EAST SIDE OF PIGEON POINT ROAD, 1100 FEET SOUTH OF TERMINAL AVENUE; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CONSTRUCT A 108,000 SQUARE FOOT WAREHOUSE; HI ZONING; [APPLICATION NO. 2021-0400](#); COUNCIL DISTRICT 10 Introduced by: Mr. Street

R24- : TO AMEND THE MAINTENANCE DECLARATION FOR FRENCH PARK TO MAKE CHANGES CONSISTENT WITH MODIFICATIONS TO THE SUBDIVISION OF FRENCH PARK Introduced by: Mr. Tackett

**D. Review/Discussion of Ordinance(s)**

°SUBSTITUTE NO. 1 TO 23-122: AMENDING NEW CASTLE COUNTY CODE CHAPTER 40 (THE “UNIFIED DEVELOPMENT CODE”), ARTICLE 22 (“DRAINAGE, UTILITIES, SEPTIC SYSTEMS, PARKING, LOADING, AND LIGHTING”) AND ARTICLE 33 (“DEFINITIONS”) RELATING TO LIGHT POLLUTION IN NEW CASTLE COUNTY Introduced by: Ms. Durham, Ms. George

**E. Presentations**

**F. Other**

**G. Public Comment**

**H. Adjournment**

**AGENDA POSTED: March 12, 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  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.nccode.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.