

CO-CHAIR, DAVID L. TACKETT
COUNCILMAN ELEVENTH DISTRICT
CO-CHAIR, JANET KILPATRICK
COUNCILWOMAN THIRD DISTRICT



LOUIS L. REDDING CITY COUNTY BUILDING
800 N. French Street, Wilmington, DE 19801
Office: Tackett: (302) 395-8371 Kilpatrick:(302) 395-8363
E-mail: David.Tackett@newcastlede.gov
Janet.Kilpatrick@newcastlede.gov

**NEW CASTLE COUNTY COUNCIL
LAND USE COMMITTEE MEETING
TUESDAY, August 31, 2021 AT 3PM
Council Chambers, 1st floor
Louis L. Redding City/County Building
800 N. French Street, Wilmington, DE 19801
****VIRTUAL ZOOM WEBINAR MEETING******

AGENDA

1. Call to Order
2. Roll Call
3. Review/Adoption of Minutes of July 6, 2021
4. Review/Discussion of Resolutions

R21-147:

Introduced by: Mr. Carter

PLAN OF COPPERLEAF AT BACK CREEK EAST AND WEST; ST. GEORGES HUNDRED; SOUTH SIDE OF CHURCHTOWN ROAD; 2400 FEET WEST OF CHOPTANK ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CONSTRUCT A SINGLE-FAMILY CONSERVATION DESIGN DEVELOPMENT CONSISTING OF 153 SINGLE FAMILY HOMES AND ASSOCIATED SITE IMPROVEMENTS; S ZONING; [APPLICATION NO. 2016-0807-S](#); COUNCIL DISTRICT 6.

- Supporting Documents:
 - [Land Use Memorandum](#)
 - [Plan of Copperleaf at Back Creek East and West](#)

R21-148:

Introduced by: Mr. Smiley

PLAN OF WINDSOR FOREST; NEW CASTLE HUNDRED; SOUTHWEST CORNER OF ROUTE 273 AND EDINBURGH DRIVE; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO COMBINE THREE TAX PARCELS, CREATE A TITLE SUBDIVISION LINE AND CONSTRUCT 18 APARTMENT UNITS WITH AN INTERNAL OFFICE/CLUBHOUSE ROOM; ST AND NCAP ZONING; [APPLICATION NO. 2017-0532-S](#); COUNCIL DISTRICT.

- Supporting Documents:
 - [Land Use Memorandum](#)
 - [Plan of Windsor Forest](#)

5. Review/Discussion of Ordinances:

°21-094:

Introduced by: Ms. Durham, Mr. Carter,
Mr. Cartier, Mr. Tackett,
Ms. Hartley-Nagle

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 6 (“BUILDING CODE”), ARTICLE 3 (“ADMINISTRATION”), SECTION 6.03.013 (“SUBMITTAL DOCUMENTS”), ARTICLE 4 (“THE BUILDING CODE”), SECTION 6.04.002. (“AMENDMENTS TO THE INTERNATIONAL BUILDING CODE”), AND ARTICLE 5 (“THE RESIDENTIAL CODE”), SECTION 6.05.002. (“AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE”) RELATING TO CERTAIN NEW RESIDENTIAL CONSTRUCTION, ELECTRIC VEHICLES, AND CHARGING INFRASTRUCTURE.

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°21-013:

Introduced by: Ms. Durham, Mr. Carter,
Ms. Hartley-Nagle

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 31 (“PROCEDURES AND ADMINISTRATION”), SECTION 40.31.120. (“TEXT AMENDMENTS”) REGARDING THE PROCESS FOR TEXT AMENDMENTS.

- Supporting Documents: [Department of Land Use and Planning Board Recommendation](#)

°21-018:

Introduced by: Ms. Kilpatrick, Mr. Sheldon

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 (ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE OR “UDC”), ARTICLE 22 (“DRAINAGE, UTILITIES, SEPTIC SYSTEMS, PARKING, LOADING, AND LIGHTING”), REGARDING ON-SITE WASTEWATER TREATMENT (SEPTIC) SYSTEMS.

- Supporting Documents: [Department of Land Use and Planning Board Recommendation](#)

°21-024:

Introduced by: Ms. Durham, Mr. Carter,
Mr. Tackett, Mr. Hollins

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 22 (“DRAINAGE, UTILITIES, SEPTIC SYSTEMS, PARKING, LOADING, AND LIGHTING”), DIVISION 40.22.700 (“EXTERIOR LIGHTING STANDARDS”) TO REQUIRE THAT ALL NEW CASTLE COUNTY APPROVED LIGHT SOURCES USE LIGHT EMITTING DIODE (LED) OR EQUALLY ENERGY EFFICIENT TECHNOLOGY.

- Supporting Documents: [Department of Land Use and Planning Board Recommendation](#)

°21-050:

Introduced by: Mr. Carter

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 7 (“TRANSFER OF DEVELOPMENT RIGHTS AND OTHER INCENTIVES AND BONUSES”) RELATING TO THE ESTABLISHMENT OF TRANSFER OF DEVELOPMENT RIGHTS SENDING AND RECEIVING AREA MAPS.

- Supporting Documents: [Department of Land Use and Planning Board Recommendation](#)

SUBSTITUTE NO. 1 TO °21-065:

Introduced by: Ms. Kilpatrick, Mr. Sheldon,
Mr. Cartier, Mr. Bell

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 (ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE OR “UDC”), REGARDING ARTICLE 3 (“USE REGULATIONS”), AND ARTICLE 4 (“DISTRICT INTENSITY AND BULK STANDARDS”).

- Supporting Documents: [Department of Land Use and Planning Board Recommendation](#)

6. Other
7. Public Comment
8. Adjournment

The agenda and notice (collectively, the “Agenda”) was posted at least (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C. Sec. 10004(e)(2)*. This Agenda may be subject to change to include the addition or deletion of items that may arise prior to 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**

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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>.

Members of the public joining the meeting utilizing the link or the call-in number will be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone has an opportunity to comment. You will not be able to speak until called upon by the moderator. There are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Finally, if you would like to submit comments or questions on legislation that will be considered during the meeting, please feel free to send them to Valerie.george@newcastlede.gov All comments should be submitted by 1:30 pm on meeting day.

AGENDA POSTED: August 24, 2021