



Meeting Minutes
LAND USE COMMITTEE MEETING
Tuesday July 6, 2021 3:00 P.M.
*Virtual Zoom Webinar

1. Call to Order

The meeting was called to order by Mr. Tackett at 3:00 pm

2. Roll Call: Council Members present were

Mr. Bell Mr. Cartier Ms. Durham Mr. Hollins Mr. Sheldon Mr. Street
Mr. Carter Ms. Diller Ms. Hartley-Nagle Ms. Kilpatrick Mr. Smiley Mr. Woods

3. Review / Adoption of Minutes

Motion to accept the minutes of the Land Use Meeting from June 15, 2021 was made by Mr. Smiley, seconded and unanimously approved by Council.

4. Review/Discussion of Resolution(s)

R21-___ :

Introduced by: Mr. Carter

PLAN OF HARMONY AT GLASGOW SENIOR LIVING FACILITY; PENCADER HUNDRED; SOUTH SIDE OF OLD COUNTY ROAD, 1700' WEST OF GLASGOW AVENUE; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES A 187,651 SF SENIOR LIVING FACILITY; S ZONING; [APPLICATION NO. 2019-0223-S](#); COUNCIL DISTRICT 6.

Supporting Documents: [Land Use Memorandum](#)

- Details of the plan were given by representative for the applicant, John Tracey
- Comment from Mr. Carter was responded to by Jeff Bross of Duffield Associates.
- No public comment
- No vote was taken

R21-___ :

Introduced by: Mr. Bell

PLAN OF GRAYS LANDING; RED LION HUNDRED; TERMINUS OF MCCOY ROAD, 2100' SOUTH OF ELIZABETH LANE; SUBDIVISION PLAN THAT SUBDIVIDES THE PROPERTY INTO FORTY (40) SINGLE FAMILY DWELLING UNITS; S ZONING; [APPLICATION NO. 2017-0540-S](#); COUNCIL DISTRICT 12. Supporting Documents: [Land Use Memorandum](#)

- The plan was introduced by Mr. Bell. A presentation of the plan was given by representative for the applicant, Michael Hoffman
- Comment from Mr. Sheldon, Mr. Carter, Ms. Durham, Mr. Street, and Mr. Hollins addressed by representatives for the applicants, Michael Hoffman and Dev Sitaram, the New Castle County Land Use General Manager Richard Hall, and Counsel to Council Michael Migliore.
- Comments from members of the public, Brad Siegfried, Henry Miller, Debbi Cammock, and Karen Miller
- No vote was taken

R21-___ :

Introduced by: Mr. Smiley

PLAN OF SAFSTOR – DUPONT HIGHWAY; NEW CASTLE HUNDRED; WEST SIDE OF DUPONT HIGHWAY, 1,800 FEET NORTH OF BEAR-TYBOUTS CORNER ROAD. CONSTRUCT A THREE-STORY 103,650 S.F. SELF-STORAGE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS; CR ZONING; [APPLICATION NO. 2019-0802-S](#); COUNCIL DISTRICT 7.

Supporting Documents: [Land Use Memorandum](#)

- A history of the parcel was given by Mr. Smiley
- No comments from Councilmembers
- No public comment
- No vote was taken



5. Review/Discussion of Ordinance(s)

°20-047:

Introduced by: Mr. Street

REVISE ZONING MAP: NEW CASTLE HUNDRED, NORTH SIDE OF SOUTH CHERRY LANE AND ON THE NORTH EAST SIDE OF THE INTERSECTION OF UNIQEMA BOULEVARD AND CHERRY LANE; 900 AND 1000 UNIQEMA BOULEVARD, TAX PARCELS [10-015.00-021](#) AND [10-015.00-022](#); 6.178 ACRES FROM HI (HEAVY INDUSTRIAL) TO I (INDUSTRIAL) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH (The purpose of this County-initiated rezoning is to change the zoning of parcel [10-015.00-021](#) as well as the west-most 4.185 acres of parcel 10-015.00-022 from HI to I. [App. No. 2020-0176-Z](#)). Supporting Documents: [Department of Land Use and Planning Board Recommendation](#)

- Ordinance introduced, and a brief overview was given by Mr. Street, the representative for the applicant, Mr. Hoffman gave a presentation
- Comments from Mr. Carter and Mr. Hollins
- No questions or comments from the public
- No vote was taken

°21-079:

Introduced by: Mr. Sheldon, Mr. Woods

AMEND THE FY2021 APPROVED SEWER FUND OPERATING BUDGET: REALIGN BUDGETARY FUNDING OF \$903,000 WITHIN THE DEPARTMENT OF PUBLIC WORKS SEWER FUND TO FUND LEGAL AND EXPERT CONSULTANT FEES

- Ordinance read in by Ms. Kilpatrick, Mr. Sheldon directed that we would be discussing this ordinance in executive session
- Comment from Street
- No questions or comments from the public
- No vote was taken

Councilman Tackett moved to have public comment prior to executive session to be respectful of the public's time

6. Public Comment: Karen Miller and Henry Miller

7. Executive Session

- A motion to enter Executive Session to have a confidential legal discussion regarding ordinance 21-079 was made by Mr. Smiley and seconded at 4:21pm
- A Motion to return to the Land Use Committee meeting was made by Mr. Smiley and seconded at 4:36pm
- No votes were taken

8. Other: Mr. Cartier made comment regarding the Le Parc Condominium complex

9. Adjournment: Motion to adjourn by Councilman Smiley seconded and approved by all of Council. Adjournment at 4:40 pm

**In accordance with Governor Carney's Proclamation, coupled with the Governor's Declaration of a State of Emergency, New Castle County Council held this meeting as a telephone and video conference, utilizing Zoom Webinar.*

Respectfully submitted by Valerie George, Legislative Assistant to Councilman David Tackett, Co-Chair of the Land Use Committee. The meeting also was recorded. The recording is incorporated herein by reference and is available by contacting the legislative Assistant to the Land Use Committee or at the New Castle County Website, Live Video and Video Archive.

<https://nccde.org/2080/Live-Video-and-Video-Archive>