

**MINUTES  
BUSINESS MEETING  
NEW CASTLE COUNTY PLANNING BOARD  
DEPARTMENT OF LAND USE – NEW CASTLE ROOM  
87 READS WAY, NEW CASTLE, DELAWARE  
February 17, 2026  
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, January 20, 2025.

The meeting was called to order by Robert Snowden, at 9:01 a.m.

The following Board members were present:

Neal Cantrell  
Kiana Drake  
Leah Gray  
Robert Ott  
Robert Snowden  
Ruth Visvardis

The following Board members were absent:

Jonathan Cochran  
Joseph Daigle

Planning Board, Department of Law

Mary Jacobson

The following Department of Land Use employees were present at the meeting:

David Culver  
Antoni Sekowski  
Matthew Rogers  
Alec Davis

**MINUTES**

December 16, 2025

**DEFERRALS**

None.

## NEW BUSINESS

[2025-0606-T](#), Ord. 25-121, **Warehousing**. Text amendment to amend New Castle County Code Chapter 40 (“Unified Development Code” Or “UDC”), Article 3 (“Use Regulations”), Article 4 (“District and Bulk Standards”), Article 11 (“Transportation Impact”), and Article 33 (“Definitions”), regarding truck terminals, warehouses, fulfillment centers and distribution centers.

The Department of Land Use has considered the Standards for Text Amendment in Section 40.31.420 of the New Castle County Code and comments received from other agencies and the public. Based on this analysis, the Department recommends **CONDITIONAL APPROVAL** of Ordinance 25-121 with the condition that County Council considers amending the ordinance to:

1. Reduce the minimum lot size from 20 acres to 5 acres;
2. To make approved Business Parks eligible for the same minimum lot area exemptions in Table 40.04.110.C and access requirements in Section 40.03.344 and 40.03.345 as Industrial Parks in eligible zoning districts;
3. Revise proposed language for Section 40.03.344.B and Section 40.03.345.A and allow Truck Terminals, Warehouses, Fulfillment Centers and Distribution Centers on Arterial and Collector streets; and to
4. Work with the Department to reevaluate the total number of bathroom and shower stalls for Fulfillment Centers, Distribution Centers and Truck Terminals.

At a business meeting held on December 16, 2025, the Planning Board considered the recommendation provided by the Department of Land Use as well as comments from outside agencies and the public. On a motion made by Robert Ott and seconded by Neal Cantrell, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 25-121 subject to the conditions recommended by the Department of Land Use. The motion was adopted by a vote of 6-0-0-2 (In Favor: Cantrell, Drake, Gray, Ott, Snowden, Visvardis; In Opposition: None; Abstention None; Absent: Cochran, Daigle).

Prior to the vote, the following discussion occurred:

Matthew Rogers read the Department of Land Use recommendation into the record.

Mr. Snowden inquired if existing fulfillment centers had bathrooms or other amenities that are included in the ordinance. Mr. Rogers responded that fulfillment centers in New Castle County do not include such amenities, however that there are a number of areas, including some municipalities in Pennsylvania that have included requirements for always accessible bathrooms and showers for arriving truck drivers. He stated that such facilities paired with truck parking spaces will help deter trucks from parking on neighborhood streets when they arrive at a facility during off hours, while providing them with needed amenities, thereby addressing concerns voiced by the freight community. Mr. Snowden referred to the public comment received from Shawn Tucker regarding the effective date language, stating that in his opinion, that it is better considered by County Council as opposed to the Planning Board. Mr. Rogers remarked that the same effective date language has been in ordinances dating back to a decade. Mary Jacobson, Esq., Attorney for the Planning Board, informed the Board that they can consider effective date language if they are inclined to do so. Mr. Cantrell agreed with Mr. Snowden that the effective date is best considered by County Council. Mr. Ott inquired if condition #3 that would permit Truck Terminals, Warehouses, Fulfillment Centers and Distribution Centers on Arterial and Collector streets would preempt DelDOT requirements.

Mr. Rogers explained that the condition only removes the 7,000 average annual daily trip threshold, and that it does not impact Level of Service/concurrency requirements. Ms. Visvardis asked if there are parking requirements for onsite employees. Mr. Rogers explained those parking requirements are already existing in the UDC and will remain unaltered. He further explained that the ordinance will tie Fulfillment Centers, Distribution Centers and Trucking Terminals to the correct ITE classification, thereby better assessing the traffic impact of the use. David Culver, General Manager for the Department of Land Use further explained that historically these facilities have been evaluated under General Warehousing, which generated significantly less truck traffic than Fulfillment Centers, Distribution Centers and Trucking Terminals. Mr. Ott inquired about the rationale for not requiring electrical outlets at fulfillment centers. Mr. Rogers explained that vehicles arriving and departing from a Fulfillment Center do not tend to have long idling times. Mr. Culver further explained that the intent is to address the tendency at Truck Terminals for drivers to have down time and remain idling, thereby reducing noise and pollution. Ms. Gray asked if the ordinance would apply to truck stops. Mr. Rogers explained that truck stops are typically owned and run by the State, within their rights-of-way and therefore would not be addressed by the code.

**Rules of Procedure**, Discussion and review of the Rules of Procedure for the Planning Board.

At a business meeting held on January 20, 2026, the Planning Board reviewed the Rules of Procedure. Discussion occurred regarding quorum changes for both the Public Hearing and Business Meetings citing concern over cancellation of meetings when the Board is not fully staffed. Additional discussion occurred regarding minor changes to language.

## **OTHER BUSINESS**

None.

## **REPORT OF COMMITTEES**

None.

## **REPORT OF GENERAL MANAGER**

David Culver provided an update on the Southern New Castle County Report. He mentioned another batch of P-Zoning ordinances were being prepared for an upcoming Public Hearing. He highlighted Sen. Hansen's meetings on energy issues. Lastly, he stated the Department will be participating in a Redevelopment Committee headed by Councilman Cartier.

## **REPORT OF CHAIRPERSON**

None.

## **OTHER BOARD MEMBER COMMENTS**

None.

## **COMMENTS FROM THE PUBLIC**

None.

## **ADJOURNMENT**

Mr. Cantrell made a motion to adjourn; Ms. Visvardis seconded the motion. The meeting adjourned at 10:59 a.m.