

NEW CASTLE COUNTY DELAWARE GENERAL MANAGER- LAND USE DEPARTMENT



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Performance Indicators for Department of Land Use 2006

- Total Assessment Site Visits—8860
- Assessment Site Visits per Assessor —1266
- Number of Residential Lots Recorded—896
- Number of Residential Plans Recorded —55
- # of Non- Residential Plans Recorded —99
- Sq. Ft. of Gross Fl Area of Non- Residential Plans Recorded —980,956
- Total Acres of Open Space Recorded —192
- New Dwelling Unit Permits Issued—1169
- Other Residential Unit Permits Issued —2342
- All Other Permits Issued —11,197
- Total Building Inspections —62,709
- Building Inspections per Inspector —4,824
- New Enforcement Cases Received —8,056
- Total Enforcement Inspections Conducted —18,161

COUNTY PROFILE – The First County in the First State

New Castle County, Delaware is located near Philadelphia approximately midway between Washington, DC and New York City. The County is bordered by Pennsylvania to the north, Maryland to the west, the Delaware River to the east, and Kent County, Delaware to the south. Its strategic location provides easy access to the major metropolitan centers of the Mid-Atlantic and Northeast. New Castle County covers 437 square miles and boasts of landscapes varying from the rolling hills and forest covered “Chateau Country” in the north, to farmland and tidal marshes in the south.

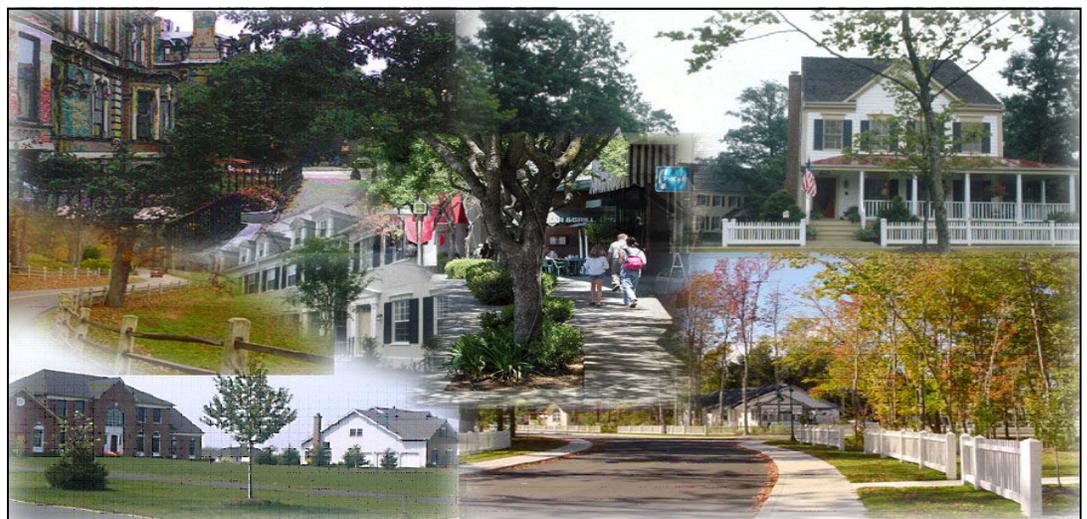
New Castle County is part of the Philadelphia, PA CMSA. It is a major employment center with a vibrant economy providing a home to a diverse business base comprised of all types and sizes from one-person, home-based enterprises to large multinational corporations in the banking, financial services, technology, chemical and pharmaceutical arenas.

New Castle County is the northernmost county in Delaware with a population of 532,034 people, The County has approximately 188,935 households and 127,153 families. It has experienced continuous population growth since the mid-century. The County’s 1960 population was 307,446 and anticipated 2030 population is 610,000. In 2004 the county had an average per capita income of \$40,354, compared with the \$28,609 and \$27,292 for Sussex and Kent Counties respectively. At that time, the state per capita income was \$35,728 compared to the national per capita income of \$33,050. The 2006 unemployment rate in the County was 4.3%

New Castle County has a rich history. It served as the home to many early European settlements and as a center of industry in the colonial era. Three signers of the Declaration of In-

dependence lived there. As the first state to ratify the Constitution, Delaware proclaims itself the first state. New Castle County formed its first government in 1673. At that time, the military governor for the ruling Dutch set up three judicial districts on the western shore of the Delaware River. New Castle County underwent a number of changes in political control by the Swedes and the Dutch before the British prevailed. Part of the land was granted to William Penn.

New Castle County was once part of Pennsylvania. It later had boundaries that extended into what is now New Jersey and Maryland. In 1704, William Penn granted the colonists of what is now Delaware the right to their own assembly. New Castle County, as the first regional jurisdiction established in Delaware is proud to be the first county of the first state.



Form of Government

Prior to 1967, New Castle County was governed by a three-person Levy Court. With the growth in population and in the complexity of the government, the Levy Court system was no longer the most effective means of county government service delivery.

Therefore, in 1967, the State General Assembly approved an Executive/Council form of government for New Castle County. The County Executive is elected to a four-year term and can only serve for two consecutive terms. County Council is comprised of 13 members, one member elected from each of 12 districts and Council President, who serves at large. Council members serve 4-year terms and the terms are staggered such that half of Council comes up for reelection every two years (except following redistricting). There are no term limitations for Council members.

The County Government consists of the following departments: Office of County Executive; County Council; Clerk of the Peace; Register of Wills; Recorder of Deeds; Sheriff's Office; Community Services which includes Community Centers, Libraries, Recreation, Youth & Senior Services; Land Use; Public Safety which includes 911 call center, paramedics, police and emergency management; Special Services which includes Public Works, Infrastructure Engineering, Sewers, Parks; Administrative Services which includes Purchasing, Information Systems, and Records Management; Finance; Human Resources; and Law.

DEPARTMENT OF LAND USE

The Department of Land Use is responsible for regulating all new and existing development in New Castle County and in enforcing the laws governing property maintenance. Doing their utmost to ensure that new growth is smart growth and to encourage the preservation and enhancement of the environmental diversity, the employees handle services for plan review to permits, inspections and property assessments.

The Department goal is to protect and preserve the quality of life for all New Castle County residents, both now and in the future. Three areas that are critical to its continued success and improvement in customer services are communications, fairness and the application of best practices to all they do. The Department strives to enact the best land use law and building practices to take advantage of today's technology, to hire and retain a top notch professional staff and to apply the same standards to all customers

The Department of Land Use includes the function/divisions of Administration, Assessment, Planning, Licensing/Permitting/Inspections, Customer Relations & Enforcement and Development Engineering.

The Approved 2009 budget is \$15,225,687 of which 9% is for administration, 13% for assessment, 16% for planning, 42% for licensing, and 20% for customer service and enforcement. There are 153 positions approved for the 2009 budget which represents 84% of the expenditures for the Department. The Department estimates \$8,845,039 in revenues or 58% of the budget is collected in fees or grants.

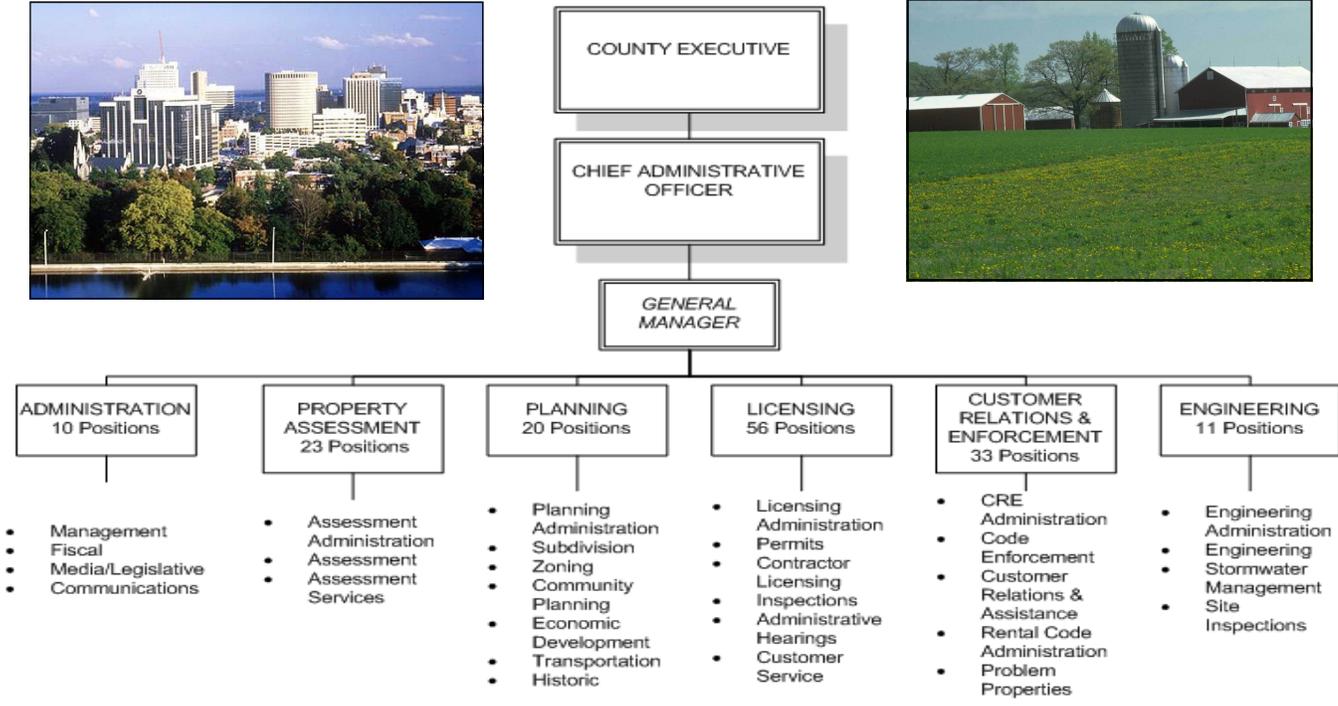
The Department of Land Use works with the following Boards or Commissions:

- Board of Adjustment—Zoning Board
- Planning Board
- Resource Protection Area Technical - Advisory Committee— Environmental Board
- Historic Review Board
- Board of License Inspection & Review— Hears appeals also (State does not license contractors)
- Board of Assessment Review
- Rental Code Advisory Committee



Department of Land Use Organizational Chart

NEW CASTLE COUNTY DEPARTMENT OF LAND USE



2007 Comprehensive Land Use Plan Highlights

At the heart of Comprehensive Land Use Plan Vision are four core principles:

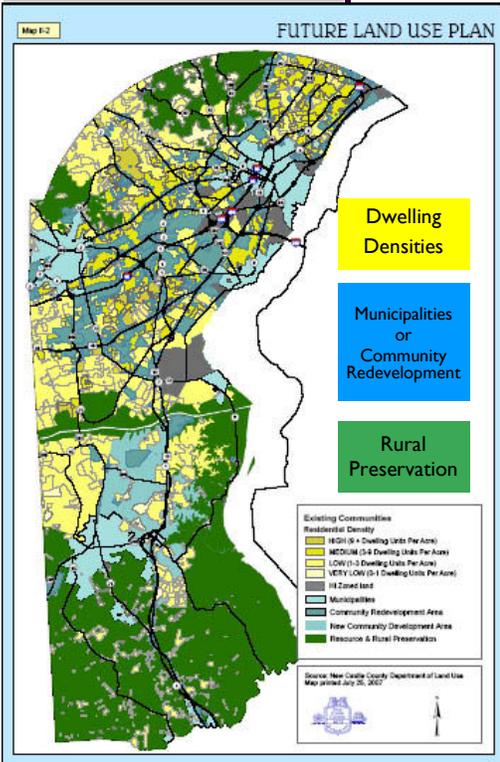
1. The Plan provides for incentives that support the building of connected communities in both new growth zones and redevelopment areas across the County.
2. The Plan emphasizes the need to concentrate new growth areas and supports redevelopment in established communities as a method of preserving valuable, limited resources.
3. The Plan encourages the coordinated delivery of services to meet the needs of residents through stronger partnerships among government agencies and with the private sector.
4. The Plan recognizes that an equitable sharing of the costs and benefits of growth comes by expecting that growth should pay for the cost of new infrastructure and services it requires.

The Plan aims to encourage growth primarily in community redevelopment areas and the new community development area in southern New Castle County. This targeted growth includes traditional suburban development, but also provides incentives for mixed-use building and for innovative plans that promote connected communities. Targeted growth also promotes preservation of natural resources in other areas of the County.

Sample of strategies represented in the Comprehensive Land Use Plan:

- Create diversity of community and housing types and services to meet the needs of county residents.
- Encourages a pattern of sustainable development that is walkable and opportunities for affordable housing.
- Provide pedestrian & bicycle connections when possible; increase density especially along transit corridors.
- Identify locations where villages and hamlets are appropriate; revise ordinance for new mixed-use areas.
- Create Transit Oriented Design (TOD) overlay zone; strengthen Transfer of Development Rights (TDR)

Characteristics of the Ideal Candidate



- Manager and leader who can direct a large, diverse department
- Experience with all aspects of land use development and enforcement
- Ability to take new policies and implement them
- Ability to bring balance to the position—working with council, boards, businesses, developers, citizens, communities, etc.
- Ability to make presentations to various groups and commissions
- Experience with positive customer service
- Management skills to review organization, recommend efficiencies, new methodology, and new organizational processes
- Ability to perform strategic planning for department and community
- Leader who promotes the best practices of land use methods
- Experience with sustainable/green communities and smart growth

Qualifications:

Requires any combination of experience and training which provides the required knowledge, skills and abilities. A typical qualifying background would be at least seven years of management level experience in land use planning or a closely related field combined with a Masters Degree in planning, civil engineering, architecture or a closely related field from an accredited school. Must be a proven manager, strategic thinker, team player and strong leader with exceptional communication skills, a focus on results and skilled at balancing a wide variety of often conflicting interests.

Compensation and Application Process

Highly competitive salary and benefits with beginning salary negotiable Depending on Qualifications supplemented by an excellent fringe benefit package and a professional, progressive and supportive work environment.

- Paid Vacation & Sick Leave and 13.5 holidays per year
- Health, Dental and Life Insurance
- Pension Plan & Deferred Compensation Plan
 - Free Employee Fitness Center
 - Moving Expenses are negotiable

For more information see the County web site:

www.nccde.org

New Castle County is an EOE/AA/Equal Access Employer

The position will remain open until filled, the County is

anxious to complete the search by September 2008.

If you meet these qualifications and want to be considered for this exceptional career opportunity, please mail or email your resume and cover letter **immediately** to:

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