



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

July 15, 2025
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING** &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801

MINUTES

A. Meeting Call to Order

The meeting was called to order at 3:00 PM.

Members present: Kevin Caneco, David Carter, John Cartier, Dee Durham, Valerie George, Penrose Hollins, Janet Kilpatrick, Timothy Sheldon, George Smiley, Jea Street, David Tackett, Brandon Toole, Monique Williams-Johns

Members absent: None.

B. Approval of Minutes

Motion by Mr. Smiley, **second** by Ms. George, to approve the minutes from July 1, 2025. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

R25- : PLAN OF FALCONER'S ROW; CHRISTIANA HUNDRED; NORTHEASTERLY CORNER OF BUCK ROAD AND MONTCHANIN ROAD; CREATE 11 RESIDENTIAL LOTS AND OPEN SPACE SUBDIVISION PLAN ON TAX PARCELS 07-024.00.024 AND 07-027.00.043 AND PORTIONS OF 07-027.00-027, 07-027.00-039, AND 07-029.00-040 REMAINING PORTIONS 07-027.00-027 AND 07-027.00-040 WILL NOT BE PART OF THE SUBDIVISION; SE ZONING; [APPLICATION NO. 2020-0468-S](#); COUNCIL DISTRICT 2

Prime Sponsor(s): Ms. Durham

I. Introduction by Ms. Durham and read in conjunction with Ordinance 24-172.

I. Presentation by Shawn Tucker.

II. Comments from Council – Comments from Mr. Cartier, Ms. Williams-Johns, and Mr. Carter, with responses from Shawn Tucker.

III. Comments from the public – None.

IV. Vote – No vote was taken.

D. Review/Discussion of Ordinance(s)

°24-172: REVISE ZONING MAP: CHRISTIANA HUNDRED, NORTH SIDE OF BUCK ROAD, 903 FEET EAST OF THE CENTERLINE OF MONTCHANIN ROAD; REZONE 1.78 ACRES OF TAX PARCEL 07-027.00-039 FROM SUBURBAN ESTATE (SE) TO SUBURBAN ESTATE (SE) AND H (HISTORIC OVERLAY ZONE) (The Exploratory Major Subdivision Plan for Falconers Row proposes to reconfigure tax parcels; 07-024.00-024, 07-027.00-027, 07-027.00-039, 07-

027.00-040 and 07-027.00-043 and create an eleven (11) lot subdivision with associated site improvements, utilizing the open space subdivision option with minimum one acre lots, and rezone proposed Lot 11 (1.78 acres of existing parcel 07-027.00-039) from "SE" (Suburban Estate) to Suburban Estate (SE) and "H" (Historic Overlay Zone). App. 2020-0468-S/Z, Council District 2)

Prime Sponsor(s): Ms. Durham

- II. Read in conjunction with Resolution 25-114.
- III. Comments from Council – None.
- IV. Comments from the public – None.
- V. Vote – No vote was taken.

E. Presentations

F. Other

- a. Comments from Mr. Tackett with additional comments from Mr. Smiley, Mr. Carter, Mr. Hollins, Mr. Caneco, Mr. Street, and Ms. Williams-Johns.

G. Public Comment

H. Adjournment

Motion by Mr. Smiley, **second** by Ms. George, to adjourn the **Land Use Committee Meeting**. The motion was approved and the meeting was adjourned at 3:27 PM.