



NEW CASTLE COUNTY COUNCIL COUNCIL MEETING

July 22, 2025
6:30 PM

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

REVISED AGENDA

A. Call to Order

- **Moment of Silence**
- **Pledge of Allegiance**
- **Roll Call**

B. Approval of Minutes

C. Announcements

D. Introduction of Ordinances

°25-097: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 2 ("ADMINISTRATION"), SECTION 2.05.507 ("HUMAN RESOURCES ADVISORY BOARD") REGARDING BOARD COMPOSITION

Prime Sponsor(s): Mr. Toole

Co-sponsor(s): Ms. Durham

°25-098: AMENDING CHAPTER 26 ("HUMAN RESOURCES"), SECTION 26.01.009 ("UNIFORM PAY PLANS") REGARDING PROCEDURE

Prime Sponsor(s): Mr. Caneco, Mr. Smiley

°25-099: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 14 ("FINANCE AND TAXATION"), ARTICLE 5 ("ABATEMENT OF PROPERTY TAXES AND PENALTY") TO PROVIDE THE CHIEF FINANCIAL OFFICER AUTHORITY TO ABATE PENALTIES FOR ELIGIBLE RESIDENTIAL TAXPAYERS PARTICIPATING IN AN INSTALLMENT PAYMENT PLAN CAUSED BY INCREASED PROPERTY TAX LIABILITY FOLLOWING A COUNTY-WIDE REASSESSMENT OF REAL PROPERTY

Prime Sponsor(s): Mr. Smiley

E. Consent Calendar

NOTE: If an item on the Consent Calendar is objected to by a Council member, or a member of the public wishes to obtain additional information about the candidate or proposed legislation, or if a Councilmember intends to offer an amendment to a resolution, seek additional information, or state a conflict, it shall be removed from the Consent Calendar and voted upon separately.

F. Consideration of Resolutions Removed from the Consent Calendar and Other Resolutions

R25-120: 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

R25-121: CALLING TO END CHINESE COMMUNIST PARTY'S TRANSNATIONAL REPRESSION OF FALUN GONG AND SHEN YUN
Prime Sponsor(s): Ms. Williams-Johns, Ms. Kilpatrick

G. Time Sensitive Congratulatory/Honorary Resolutions

H. Presentations

I. Consideration of Ordinances

°25-095: AMENDING NEW CASTLE COUNTY CODE CHAPTER 14 ("FINANCE AND TAXATION"), SECTION 14.01.014 ("TAX STABILIZATION RESERVE ACCOUNT") REGARDING THE TAX STABILIZATION ACCOUNT AND REASSESSMENTS
Prime Sponsor(s): Mr. Smiley

°25-096: AMEND THE FY2026 APPROVED OPERATING BUDGET APPROPRIATE FUNDING FROM THE NEW CASTLE COUNTY TECHNOLOGY FEE ACCOUNT WITHIN THE OFFICE OF THE RECORDER OF DEEDS TO THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY TO REFRESH VIDEO PRODUCTION EQUIPMENT
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-084: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 26 ("HUMAN RESOURCES"), ARTICLE 3 ("MERIT SYSTEM"), TO INCREASE THE RETIREMENT AGE FOR OFFICERS IN THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC SAFETY, DIVISION OF POLICE
Prime Sponsor(s): Mr. Toole, Mr. Caneco

°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

- J. Introduction/Consideration of Emergency Ordinances
- K. Public Comment/Other
- L. Motion to Adjourn

AGENDA POSTED: July 21, 2025**AGENDA POSTED: July 15, 2025**

*The revised agenda was posted less than (7) seven days in advance of the meeting to add Ordinances 25-098 and 25-099 under "Introduction of Ordinances" and to remove tabled Ordinance 25-090, which will be formally withdrawn at the 7/22/25 Council meeting under "Announcements." Ordinances 25-098 and 25-099 are both time-sensitive and are being introduced ahead of the August recess so they can be considered by Council as soon as possible. Delaying the introduction of both would have major implications on the consideration of Pay Plans (25-098) and the taxpayers of New Castle County (25-099).

The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at 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 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>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Mr. Toole
Co-sponsor(s): Ms. Durham
Date of introduction: July 22, 2025

ORDINANCE NO. 25-097

**TO AMEND NEW CASTLE COUNTY CODE CHAPTER 2 ("ADMINISTRATION"),
SECTION 2.05.507 ("HUMAN RESOURCES ADVISORY BOARD")
REGARDING BOARD COMPOSITION**

1 **WHEREAS**, *New Castle County Code* Chapter 2 ("Administration"), Section
2 2.05.507 provides for a Human Resources Advisory Board ("HRAB"); and
3

4 **WHEREAS**, the HRAB represents the public interest in the merit system, providing
5 advice and making recommendations to the Chief Human Resources Officer ("CHRO");
6 and
7

8 **WHEREAS**, the HRAB, through studies, investigations, and recommendations,
9 advises the CHRO, the County Executive, and County Council on the improvement of
10 human resources administration in County employment; and
11

12 **WHEREAS**, the HRAB currently consists of only 3 members; and
13

14 **WHEREAS**, the HRAB would tangibly benefit from the addition of members to the
15 board, which would bring with it alternative and other views, which always leads to a
16 healthy challenge to existing policies and processes; and
17

18 **WHEREAS**, County Council has determined that the provisions of this Ordinance
19 substantially advance, and are reasonably and rationally related to, legitimate
20 government interests (*i.e.*, promoting the health, safety, morals, convenience, order,
21 prosperity and/or welfare of the present and future inhabitants of this State).
22

23 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
24

25 Section 1. *New Castle County Code* Chapter 2 ("Administration"), Section 2.05.507
26 ("Human Resources Advisory Board") is hereby amended by adding the material that is
27 underscored and deleting the material that is stricken, as set forth below.
28

29 **Sec. 2.05.507. - Human Resources Advisory Board—Established; composition;**
30 **appointment, term, qualifications, compensation of members, election of**
31 **Chairperson; meetings; quorum.**

32 A. The Human Resources Advisory Board shall consist of ~~three (3)~~ 7 members. The
33 County Executive shall appoint 3 members with the advice and consent of County
34 Council. The County Council, with the advice and consent of the County Executive,
35 shall appoint 4 members, after seeking input from the Chief Human Resources
36 Officer. The members of the Human Resources Advisory Board shall be appointed
37 by the County Executive, with consent of County Council, for terms of six (6) 6 years
38 or until their successors are appointed and qualified. Appointees made upon the

39 expiration of any Board member's term shall be for six ~~(6)~~ 6 years from such expiration
40 date. When vacancies occur, they shall be filled for the unexpired term. The members
41 of the Board shall be residents of the County. They shall be persons of recognized
42 character and ability whose experience provides knowledge of human resources
43 practices and procedures and knowledge and support of merit principles as applied
44 to public employment. No member of the Board shall be a member of any local, state
45 or national committee of a political party or an officer or a member of a committee of
46 any partisan or political group or shall hold or be a candidate for any political office,
47 and no more than ~~two (2)~~ 4 of the members shall be of the same political party.

48 B. Members of the Board shall be compensated according to Section 26.01.009.

49 C. One (1) of the members shall be elected Chairperson by the members of the Board.
50 Meetings shall be called and held as shall be provided by rules ~~to be~~ adopted by the
51 Board. ~~Two (2)~~ Four members shall constitute a quorum.

52 ...

53 **Section 2. Effective Date.** This Ordinance shall become effective upon its
54 adoption by County Council and approval by the County Executive, or as otherwise
55 provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus A. Henry
County Executive
of New Castle County

SYNOPSIS: This Ordinance, if enacted, would amend *New Castle County Code* Section 2.05.507 ("Human Resources Advisory Board" or "HRAB") by increasing the composition of the HRAB from only 3 members to 7members. The proposed increase in membership would tangibly benefit the board by bringing with such increase alternative and other views, which always leads to a healthy challenge to existing policies and processes and an influx of ideas.

FISCAL NOTE: The fiscal impact of this Ordinance, if approved, will be to Salaries and Wages estimated to be \$4,400 in FY2026, \$4,800 in FY2027, and \$4,800 in FY2028.

Acknowledged by Chief Financial Officer July 11, 2025

Prime Sponsor(s): Mr. Caneco, Mr. Smiley
Date of introduction: July 22, 2025

ORDINANCE NO. 25-098

**AMENDING CHAPTER 26 ("HUMAN RESOURCES"),
SECTION 26.01.009 ("UNIFORM PAY PLANS") REGARDING PROCEDURE**

1 **WHEREAS**, *New Castle County Code* Section 26.01.009 provides that all persons
2 employed by the County or any of its boards, and paid from appropriations made by New
3 Castle County Council or federal funding, except those whose compensation is fixed by
4 State law, shall be compensated only in accordance with pay plans adopted by the County
5 Council; and

6
7 **WHEREAS**, *County Code* Section 26.01.009 suggests certain procedural
8 provisions that are intended to apply to proposed pay plans for approval; and

9
10 **WHEREAS**, the procedural provisions referred to above are problematic, and likely
11 unconstitutional, as they appear to supplant County Council's exclusive legislative
12 authority in County government to enact laws; and

13
14 **WHEREAS**, County Council has determined that the provisions of this Ordinance
15 substantially advance, and are reasonably and rationally related to, legitimate
16 government interests (for example, promoting the health, safety, morals, convenience,
17 order, prosperity and/or welfare of the present and future inhabitants of this State).

18
19 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**

20 Section 1. *New Castle County Code* Chapter 26 ("Human Resources"),
21 Section 26.01.009 ("Uniform Pay Plans") is hereby amended by adding the material that
22 is underscored and deleting the material that is stricken, as set forth below.

23
24 Sec. 26.01.009. - Uniform pay plans.

25 A. All persons employed by the County or by any of its boards, whether as officers or
26 otherwise, and paid either in part or in whole from appropriations made by the
27 County Council or federal funding, except those whose compensation is fixed by
28 State law, shall be compensated only in accordance with pay plans adopted by the
29 County Council.

30 B. ~~Not more than fifteen (15) days after receipt from the County Executive of any~~
31 ~~recommendation of measures for the establishment of amendment of pay plans or~~
32 ~~portions thereof, the President of County Council shall introduce an ordinance for~~
33 ~~the adoption of such recommendations. Not later than sixty (60) days after receipt~~
34 ~~of such recommendations, the County Council shall adopt them as submitted or in~~
35 ~~such amended form as the County Council shall provide. Should the County Council~~
36 ~~fail to act upon such recommendations within such sixty (60) day period, its~~

37 ~~approval shall be presumed and the recommended pay plan or amendment thereto~~
38 ~~shall become effective as recommended.~~

39 Not more than 15 days after receipt by the President of County Council from the
40 County Executive or their designee of a recommendation and the requisite
41 proposed ordinance for the establishment of or amendment of pay plans or portions
42 thereof, the President shall introduce the proposed ordinance.

43 Section 2. This Ordinance shall become effective upon the date of its adoption by
44 County Council and approval by the County Executive, or as otherwise provided in 9 *Del.*
45 C. § 1156.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance corrects the defective procedural language that appears at *New Castle County Code* Section 26.01.009 that, likely unconstitutionally, supplants New Castle County Council as the sole authority to enact legislation, after Council's consideration thereof.

FISCAL IMPACT: There is no fiscal impact as the result of passage of this Ordinance.

ORDINANCE NO. 25-099

**TO AMEND NEW CASTLE COUNTY CODE CHAPTER 14 ("FINANCE AND TAXATION"),
ARTICLE 5 ("ABATEMENT OF PROPERTY TAXES AND PENALTY") TO PROVIDE THE
CHIEF FINANCIAL OFFICER AUTHORITY TO ABATE PENALTIES FOR ELIGIBLE
RESIDENTIAL TAXPAYERS PARTICIPATING IN AN INSTALLMENT PAYMENT PLAN
CAUSED BY INCREASED PROPERTY TAX LIABILITY FOLLOWING A COUNTY-WIDE
REASSESSMENT OF REAL PROPERTY.**

1 **WHEREAS**, New Castle County has recently completed a County-wide reassessment of
2 property values that assessed all properties at their July 1, 2024 fair market value; and
3

4 **WHEREAS**, the *New Castle County Code* prohibits the abatement of penalties "where a
5 taxable is participating in an installment payment arrangement with the Office of Finance"; and
6

7 **WHEREAS**, County Council and the County Administration wish to ensure that residential
8 property owners that incur increases in property tax liability following a County-wide
9 reassessment are able to mitigate some of the financial hardship by entering into payment plans
10 with the New Castle County Office of Finance without being subject to penalties and additional
11 financial burden as a result of the County-wide reassessment; and
12

13 **WHEREAS**, County Council may allow an abatement of or discount upon any County
14 penalty required to be collected by the County.
15

16 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
17

18 Section 1. *New Castle County Code* Chapter 14 ("Finance and Taxation"), Article 5
19 ("Abatement of Property Taxes and Penalty"), Section 14.05.002(A) is hereby amended by
20 adding the material that is underscored as follows:
21

22 10. Notwithstanding the prohibition in Section 14.05.002(B)(3), where the Chief Financial
23 Officer approves a taxpayer's application for a written installment payment plan due to economic
24 hardship following a County-wide reassessment. For the purpose of administering this
25 subsection, "economic hardship" means that the taxpayer experienced an increase in residential
26 property tax liability of no less than \$50 when compared to the amount invoiced by New Castle
27 County for that taxable in the prior tax year. A written installment payment plan authorized by
28 this subsection:
29

- 30
- 31 a) may only abate penalties associated with a property that is zoned for residential
32 use and is owned and occupied by the taxpayer,
33
- 34 b) must require that the taxpayer make full and complete payment of property
35 taxes in no greater than three (3) installment payments as determined by the
36 Office of Finance,
37
- 38 c) must require that the taxpayer make full, final, and complete payment of taxes
39 within the remaining tax year,

- 40 d) must require that penalties shall not be abated if the taxpayer fails to timely
41 make payment as required by the written installment payment plan, and
42
43 e) may not be offered to any applicant who:
44
45 (i) owes any taxes, fines, or sewer service charges collectible by New
46 Castle County, or
47
48 (ii) is in default of an approved payment plan for taxes, fines, or sewer
49 service charges.
50

51 Section 3. This Ordinance shall become effective immediately upon its adoption by
52 County Council and signature of the County Executive, or as otherwise provided in 9 *Del. C.* §
53 1156.

Adopted by County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance defines economic hardship in the context of an increase in tax liability following a County-wide property reassessment and authorizes the Chief Financial Officer to abate penalties that accrue when a taxpayer experiencing economic hardship enters a written installment payment plan. The Chief Financial Officer may only abate such penalties through a written installment payment plan that complies with the requirements of this Ordinance.

FISCAL NOTE: This Ordinance, if approved, is estimated to result in approximately 9,400 qualified County tax payment plan applicants during the six-month period, with a total penalty revenue estimated at \$130,443 for Fiscal Year 2026. However, these funds were not included as anticipated revenue in the FY26 Operating Budget so it would not be a reduction to the budget. It is anticipated staffing needs to process applications and adjust accounts would require the addition of a Delinquent Account Collector at an estimated cost of a .8 FTE at \$66,171 for salary and benefits for FY26 from the reassessment capital project. There are no anticipated costs for FY27 or FY28 as it is a one-year program.

Acknowledged by the Chief Financial Officer 7/23/25

Prime Sponsor(s): Ms. Durham
Requested by: Department of Land Use
Date of introduction: July 22, 2025

RESOLUTION NO. 25-120

**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**

1 **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New
2 Castle County that County Council hereby approves the following major land
3 development plan, Falconer's Row (Application No. 2020-0468-S) as heretofore
4 approved by the Land Use Department, and the President of County Council is hereby
5 authorized to endorse her approval upon the following plan.

**FALCONER'S ROW
Christiana Hundred**

Adopted by County Council of
New Castle County on: 7/22/25

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

1. All enclosures shall conform to the Delaware Department of Transportation's ("DelDOT's") current Development Coordination Manual and shall be subject to approval by DelDOT.
2. No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
3. Shrubs, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined department sight triangle area established on this plan. If the established department sight triangle area is outside the right-of-way of projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the sight triangle.
4. Upon completion of the construction of the sidewalk or shared-use path across this project's frontage and physical connection to adjacent existing facilities, the Developer, the property owners or both associated with this project shall be responsible for removing any snow or ice from the connections located along adjacent properties, and restore the area to grass. Such maintenance shall be performed in accordance with the policies and in conformance with DelDOT's Development Coordination Manual.
5. Private streets constructed within this subdivision shall be maintained by the Developer, the property owners within this subdivision or both (Title 17 §131). DelDOT assumes no responsibilities for the future maintenance of these streets.
6. All lots shall have access from the internal subdivision street.

b. Driveways will not be permitted to be placed at catch basin locations.

205 EAST BUCK ROAD
TJ.801-0220-036
TOTAL SITE AREA = 8.66 AC.
ZONED SE (SURRENDER ESTATE)

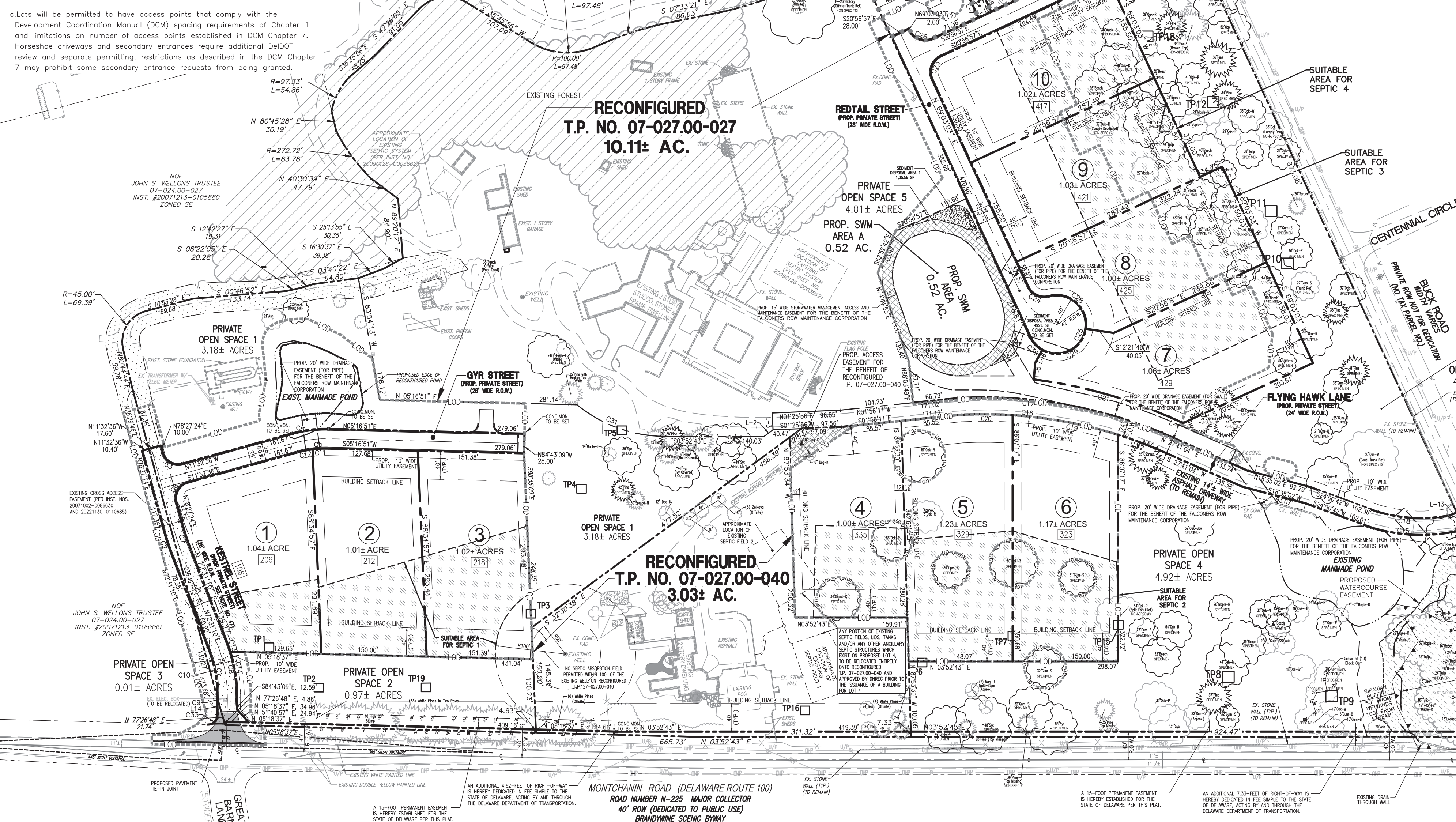
201 EAST BUCK ROAD
TJ.801-0220-040
TOTAL SITE AREA = 4.88 AC.
ZONED SE (SURRENDER ESTATE)

203 EAST BUCK ROAD
TJ.801-0220-045
TOTAL SITE AREA = 7.70 AC.
ZONED SE (SURRENDER ESTATE)

330 MONTGOMERY ROAD
TJ.801-0240-024
TOTAL SITE AREA = 7.23 AC.
ZONED SE (SURRENDER ESTATE)

EXISTING PARCELS PLAN VIEW

SCALE: 1"=300'



- | | | |
|-------|---------------|---|
| OF | BENCHMARK #1. | TOP OF STORM MANHOLE IN INTERSECTION OF MONTCHANIN ROAD AND BUCK ROAD, ELEV. 228.49. |
| NCIL. | BENCHMARK #2. | SOUTHEAST PROPERTY CORNER LOCATED ON THE NORTHERLY SIDE OF BUCK ROAD. NAD83 LAT. 39.782, LONG. -75.584. |
| S | | |

I, KEITH P. CARPENTER, TRUSTEE, HEREBY CERTIFY THAT KEITH P. CARPENTER TRUST IS THE OWNER OF T.P. 07-02700-027 WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

Keith P. Carpenter

KEITH P. CARPENTER TRUST
KEITH P. CARPENTER, TRUSTEE
P.O. BOX 732
MONTCHANN, DE 19710

6-30-2008
DATE

I, LAIRD STABLER and WENDIE C. STABLER HEREBY CERTIFY THAT WE ARE THE OWNERS OF T.P. 07-02730-040 WHICH IS THE SUBJECT OF THIS PLAN AND THAT THAT LAIRD USE ACTION PROPOSED BY THIS PLAN IS MADE IN OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

 6-30-25

W. LAIRD STABLER, III
201 BUCK ROAD
MONTCHANNIN, DE 19710

DATE

 6-30-25

WENDIE C. STABLER
201 BUCK ROAD
MONTCHANNIN, DE 19710

DATE

I, MARK ZIEGLER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY CERTIFIED DEVELOPMENT CODE.

Mark Ziegler

MARK ZIEGLER, DE # 7502

STATE OF DELAWARE
PROFESSIONAL ENGINEER
No. 7602
6-30-25
DATE

APPROVED: _____ BY: _____
DATE _____ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: _____ BY: _____
DATE _____ COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

6.	6-24-25	UPDATED AND ADDED NOTE INFORMATION.
5.	6-16-25	REV. PER NCC COMMENTS DATED 11-20-24

4.	10-31-24	UPDATED AND ADDED NOTE INFORMATION.
3.	9-23-24	REVISED PER NCC CHANGEMARK COMMENTS DATED 9-18-24
2.	9-03-24	REVISED PER NCC COMMENTS DATED 8-26-24
1.	7-30-24	REVISED PER NCC COMMENTS DATED 6-4-24
REV. NO.	DATE	REVISION

APPLICATION NO. 2020-0468
RECORD MAJOR SUBDIVISION PLAN
 OPEN SPACE SUBDIVISION (MINIMUM ONE ACRE LOTS)
 OF
FALCONERS ROW
 IN THE TOWNSHIP OF
 CHRISTIANA HUNDRED, NEW CASTLE COUNTY, DELAWARE

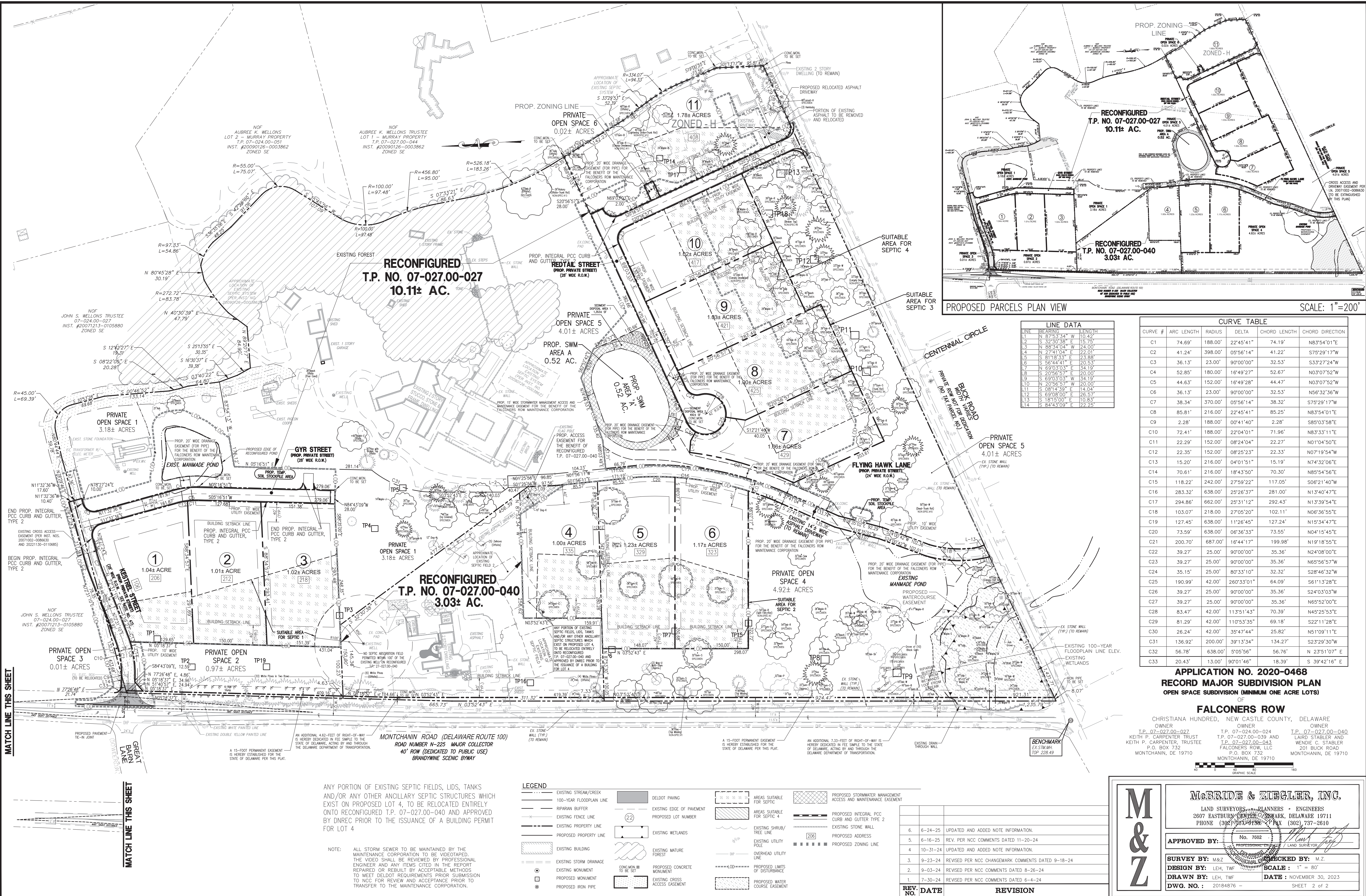
OWNER	OWNER	OWNER
T.P. 07-0227-00-024 CENTER TRUST ENTER, TRUSTEE BOX 732 N. DE 19710	T.P. 07-0227-00-024 T.P. 07-027-00-039 AND T.P. 07-027-00-043 FALCONERS ROW, LLC P.O. BOX 732 MONTICHELL, DE 19710	T.P. 07-0227-00-040 W. LAIRD STABLER, III AND WENDIE C. STABLER 201 BUCK ROAD MONTICHELL, DE 19710

LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 261-9198 • FAX (302) 737-2610

APPROVED BY:

SURVEY BY:	M&Z
DESIGN BY:	LEH, TW
DRAWN BY:	LEH, TW
DWG. NO. :	2018487

CHECKED BY:	M.Z.
SCALE :	1" = 100'
DATE :	NOVEMBER 30, 2023
SHEET 1 of 2	



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	74.69'	188.00'	22°45'41"	74.19'	N83°54'01"E
C2	41.24'	398.00'	05°56'14"	41.22'	S75°29'17"W
C3	36.13'	23.00'	90°00'00"	32.53'	S33°27'24"W
C4	52.85'	180.00'	16°49'27"	52.67'	N03°07'52"W
C5	44.63'	152.00'	16°49'28"	44.47'	N03°07'52"W
C6	36.13'	23.00'	90°00'00"	32.53'	N56°32'36"W
C7	38.34'	370.00'	05°56'14"	38.32'	S75°29'17"W
C8	85.81'	216.00'	22°45'41"	85.25'	N83°54'01"E
C9	2.28'	188.00'	00°41'40"	2.28'	S85°03'58"E
C10	72.41'	188.00'	22°04'01"	71.96'	N83°33'11"E
C11	22.29'	152.00'	08°24'04"	22.27'	N01°04'50"E
C12	22.35'	152.00'	08°25'23"	22.33'	N07°19'54"W
C13	15.20'	216.00'	04°01'51"	15.19'	N74°32'06"E
C14	70.61'	216.00'	18°43'50"	70.30'	N85°54'56"E
C15	118.22'	242.00'	27°59'22"	117.05'	S06°21'40"W
C16	283.32'	638.00'	25°26'37"	281.00'	N13°40'47"E
C17	294.86'	662.00'	25°31'12"	292.43'	N13°39'54"E
C18	103.07'	218.00'	27°05'20"	102.11'	N06°36'55"E
C19	127.45'	638.00'	11°26'45"	127.24'	N15°34'47"E
C20	73.59'	638.00'	06°36'33"	73.55'	N04°15'45"E
C21	200.70'	687.00'	16°44'17"	199.98'	N19°18'55"E
C22	39.27'	25.00'	90°00'00"	35.36'	N24°08'00"E
C23	39.27'	25.00'	90°00'00"	35.36'	N65°56'57"W
C24	35.15'	25.00'	80°33'10"	32.32'	S28°46'32"W
C25	190.99'	42.00'	260°33'01"	64.09'	S61°13'28"E
C26	39.27'	25.00'	90°00'00"	35.36'	S24°03'03"W
C27	39.27'	25.00'	90°00'00"	35.36'	N65°52'00"E
C28	83.47'	42.00'	113°51'43"	70.39'	N45°25'53"E
C29	81.29'	42.00'	110°53'35"	69.18'	S22°11'28"E
C30	26.24'	42.00'	35°47'44"	25.82'	N51°09'11"E
C31	136.92'	200.00'	39°13'34"	134.27'	S23°29'30"W
C32	56.78'	638.00'	5°05'56"	56.76'	N 23°51'07" E
C33	20.43'	13.00'	90°01'46"	18.39'	S 39°42'16" E

APPLICATION NO. 2020-0468
RECORD MAJOR SUBDIVISION PLAN
OPEN SPACE SUBDIVISION (MINIMUM ONE ACRE LOTS)
OF
FALCONERS ROW
CHRISTIANA HUNDRED, NEW CASTLE COUNTY, DELAWARE
OWNER
T.P. 07-027.00-027
KEITH P. CARPENTER, TRUSTEE
P.O. BOX 732
MONTCHANIN, DE 19710
OWNER
T.P. 07-024.00-024
T.P. 07-027.00-039 AND
T.P. 07-027.00-043
FALCONERS ROW, LLC
P.O. BOX 732
MONTCHANIN, DE 19710
OWNER
T.P. 07-027.00-040
LAIRD STABLER AND
WENDIE C. STABLER
201 BUCK ROAD
MONTCHANIN, DE 19710

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, DOWNTOWN, DELAWARE 19711
PHONE (302) 301-1198 • FAX (302) 737-2810

APPROVED BY: [Signature]
No. 7602
PROFESSIONAL ENGINEER
LAND SURVEYOR
SURVEY BY: M&Z
DESIGN BY: LEH, TW
DRAWN BY: LEH, TW
DWG. NO.: 20184876
CHECKED BY: M.Z.
SCALE: 1" = 80'
DATE: NOVEMBER 30, 2023
SHEET 2 of 2

ANY PORTION OF EXISTING SEPTIC FIELDS, LIDS, TANKS AND/OR ANY OTHER ANCILLARY SEPTIC STRUCTURES WHICH EXIST ON PROPOSED LOT 4, TO BE RELOCATED ENTIRELY ONTO RECONFIGURED T.P. 07-027.00-040 AND APPROVED BY DNREC PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 4

NOTE: ALL STORM SEWER TO BE MAINTAINED BY THE MAINTENANCE CORPORATION TO BE VIDEOGRADED. THE VIDEO SHALL BE REVIEWED BY PROFESSIONAL ENGINEER AND ANY ITEMS CITED IN THE REPORT REPAIRED OR REBUILT BY ACCEPTABLE METHODS TO MEET DELOUT REQUIREMENTS PRIOR SUBMISSION TO NCC FOR REVIEW AND ACCEPTANCE PRIOR TO TRANSFER TO THE MAINTENANCE CORPORATION.

- LEGEND
- EXISTING STREAM/CREEK
 - 100-YEAR FLOODPLAIN LINE
 - RIPARIAN BUFFER
 - EXISTING FENCE LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING STORM DRAINAGE
 - EXISTING MONUMENT
 - PROPOSED MONUMENT
 - PROPOSED IRON PIPE
 - DELOUT PAVING
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED LOT NUMBER
 - EXISTING WETLANDS
 - EXISTING MATURE FOREST
 - PROPOSED CONCRETE MONUMENT
 - EXISTING CROSS ACCESS EASEMENT
 - AREAS SUITABLE FOR SEPTIC
 - AREAS SUITABLE FOR SEPTIC 4
 - EXISTING SHRUB/TREE LINE
 - EXISTING UTILITY POLE
 - OVERHEAD UTILITY LINE
 - PROPOSED LIMITS OF DISTURBANCE
 - PROPOSED WATER COURSE EASEMENT
 - PROPOSED STORMWATER MANAGEMENT ACCESS AND MAINTENANCE EASEMENT
 - PROPOSED INTEGRAL PCC CURB AND GUTTER TYPE 2
 - EXISTING STONE WALL
 - PROPOSED ADDRESS
 - PROPOSED ZONING LINE

REV. NO.	DATE	REVISION
6.	6-24-25	UPDATED AND ADDED NOTE INFORMATION.
5.	6-16-25	REV. PER NCC COMMENTS DATED 11-20-24
4.	10-31-24	UPDATED AND ADDED NOTE INFORMATION.
3.	9-23-24	REVISED PER NCC CHANGEMARK COMMENTS DATED 9-18-24
2.	9-03-24	REVISED PER NCC COMMENTS DATED 8-26-24
1.	7-30-24	REVISED PER NCC COMMENTS DATED 6-4-24



New Castle County Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application Number 2020-0468-S
Falconer's Row
Record Major Land Development Plan

DATE: July 2, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

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. CD 2. Christiana Hundred.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

FALCONERS ROW

Application No. 2024-0468-S/Z

Resolution No. 25-114

Ordinance No. 24-172

New Castle County Council

800 North French Street

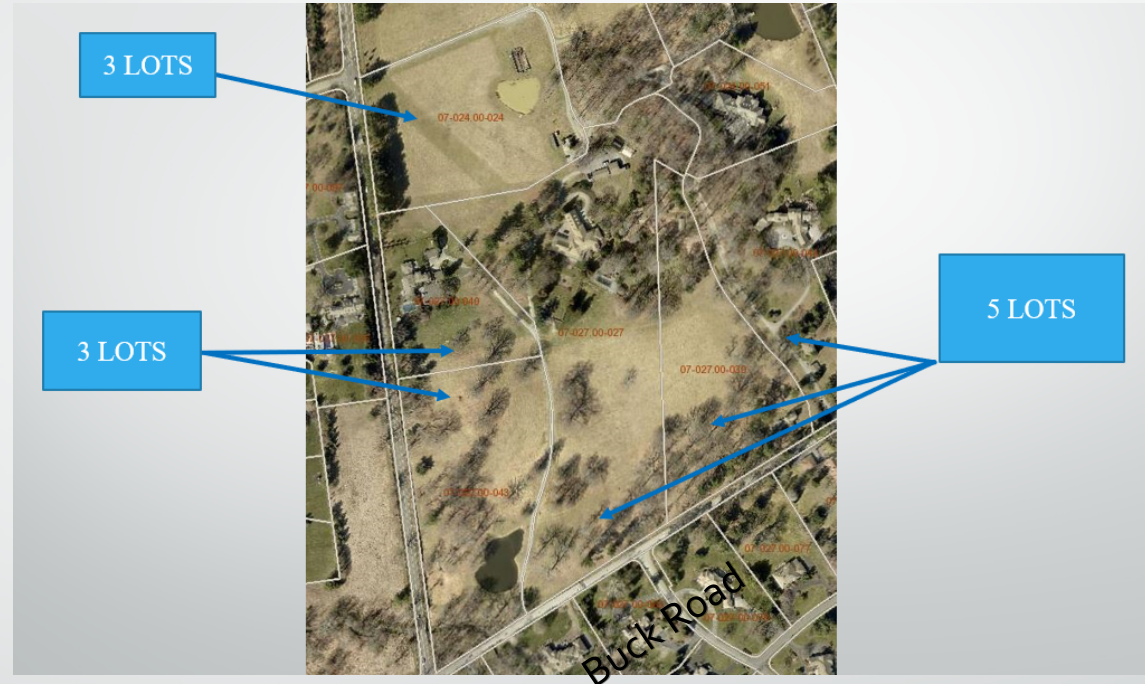
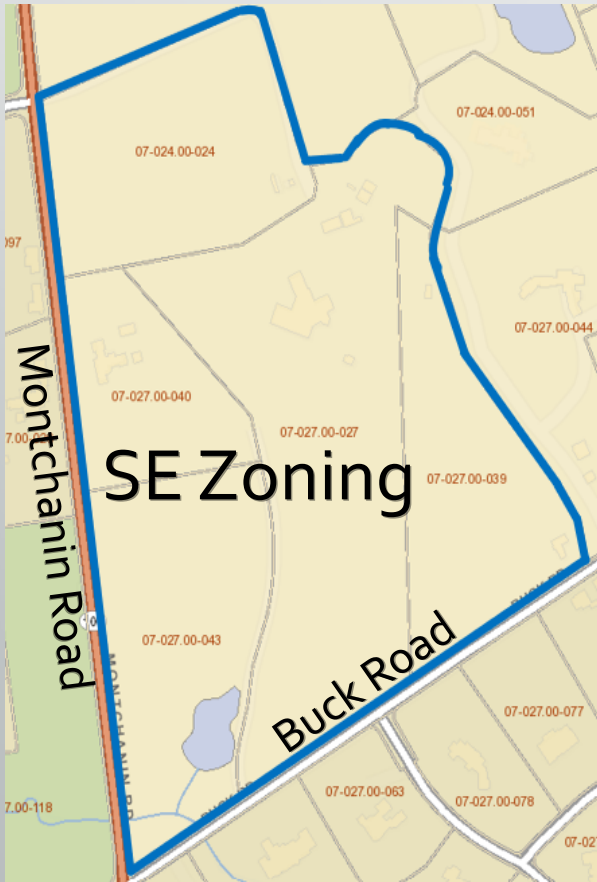
Wilmington, DE 19801

July 22, 2025

6:30 PM

MAJOR SUBDIVISION PLAN

Resolution No. 25-114



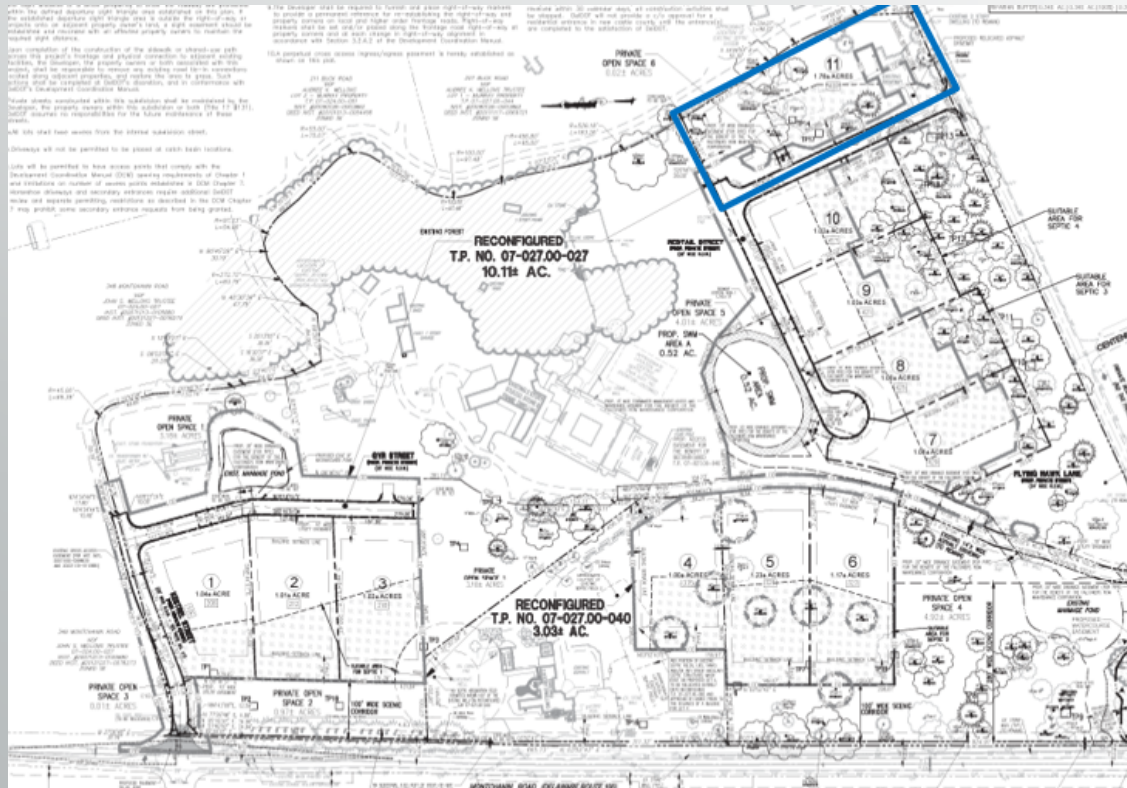
Reconfigure 5 parcels to create an 11-lot subdivision bordered by Buck and Montchanin Roads. CD2.

FALCONERS ROW MAJOR SUBDIVISION PLAN

- Create eleven (11) one-acre+ residential lots (Open Space Subdivision)
- 13.12 acres (48%) open space
- Rezone 1.78 acres of TP# 07-027.00-039 from SE to SE/H (Lot #11)
- Maintain existing historic dwelling with optional future ADU on Lot #11.
- Department of Land Use Approval on 7/8/2025

HISTORIC (H) ZONING MAP AMENDMENT

Ordinance No. 24-172



- Applicant volunteered to rezone 1.78 acres from SE to SE/H to maintain historic home on new Lot #11.
- Cultural Resource Survey completed at the request of HRB.
- Department of Land Use, Historic Review Board and Planning Board recommended Approval of Ordinance No. 24-172.

“Jackson House”



- Built in 1927
- Owned by Margareta duPont –Carpenter and R.R.M. Carpenter
- Architecturally significant structure contributing to the character of the surrounding area

Cultural Resource Survey

- Age: Dwelling constructed circa 1927
- Ownership: Owned by Margareta du Pont Carpenter and Robert Rulph Morgan (RRM.) Carpenter, President - Knollwood Corp.
- Current Condition: Good
- Integrity: Original site
- Style: Dutch Colonial Revival
- Historic Context: 1880 – 1940 Urbanization and Early Suburbanization
- Historic Period Themes: (A) Settlement Patterns and Demographic Changes, (B) Architecture, Engineering and Decorative Arts.

 DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
STATE HISTORIC PRESERVATION OFFICE
21 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
PROPERTY IDENTIFICATION FORM

CRS # N00000
SPO Map 08-09-36
Hundred Christiana
Quad Wilmington North
Other

1. HISTORIC NAME/FUNCTION: Dwelling

2. ADDRESS/LOCATION: 205 Buck Road, Wilmington, DE

3. TOWN/NEAREST TOWN: Montchanin vicinity? ☒

4. MAIN TYPE OF RESOURCE: building ☒ landscape ☐ structure ☐ district ☐ site ☐ object ☐

5. MAIN FUNCTION OF PROPERTY: Dwelling

6. PROJECT TITLE/ REASON FOR SURVEY (if applicable):
Major Subdivision Plan for Falconers Row

7. ADDITIONAL FORMS USED:

#	Form	List property types
1	CRS 2 Main Building Form	Dwelling
1	CRS 3 Secondary Building Form	Shed
	CRS 4 Archaeological Site Form	
	CRS 5 Structure (Building-Like) Form	
	CRS 6 Structure (Land Feature) Form	
	CRS 7 Object Form	
	CRS 8 Landscape Elements Form	
1	CRS 9 Map Form	N/A
1	CRS 13 Photographs Form	N/A
	CRS 14 Potential District Form	
	CRS 15 Structure Form	

8. SURVEYOR INFORMATION:

Surveyor name: Catherine Morrissey

Principal Investigator name: Michael J. Emmons, Jr.
Emmons Heritage Consulting for Breckstone
Architecture

Organization: Date: Sept. 8, 2024

doc# 2006120601 CRS:1

Criteria for Historic “H” OVERLAY – UDC §40.15.110

Resource must be at least fifty (50) years old, or exceptionally important to the County and meet one (1) or any combination of the criteria listed in UDC §40.15.110.

The Historic Review Board determined that the dwelling meets 5 criteria:

- B. Has significant character, interest, or value as an example of the development, heritage or cultural characteristics of the County, the State or the United States.
- D. Exemplifies the cultural, political, economic, social or historical heritage of the community.
- J. Is part of the historic context of a square, park or other distinctive area which should be preserved according to a plan based on a historic, cultural or an architectural context.
- L. Is associated with the lives of persons important to the County’s past.
- M. Provides the historic setting for an identified resource or historic district.

SATISFIES CRITERIA FOR H OVERLAY

UDC §40.15.110

- ✓ Resource is at least fifty (50) years old
- ✓ Satisfies Criteria B, D, J, L and M listed in UDC §40.15.110:

The Department of Land Use, Historic Review Board and Planning Board voted to recommend **APPROVAL** of Ordinance 24-172.

Standards for Zoning Map Amendment

UDC §40.31.410

- A. Consistency with the Comprehensive Development Plan and the purposes of this Chapter.
- B. Consistency with the character of the neighborhood.
- C. Consistency with zoning and use of nearby properties.
- D. Suitability of the property for the uses for which it has been proposed or restricted.

Marcus A. Henry
County Executive



David M. Culver
General Manager

New Castle County Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application Number 2020-0468-S
Falconer's Row
Record Major Land Development Plan

DATE: July 2, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Prime Sponsor(s): Ms. Williams-Johns, Ms. Kilpatrick
Date of introduction: July 22, 2025

RESOLUTION NO. 25-121

CALLING TO END CHINESE COMMUNIST PARTY'S TRANSNATIONAL REPRESSION OF FALUN GONG AND SHEN YUN

WHEREAS, The Chinese Communist Party's (CCP) long-standing [transnational repression](#) targeting Falun Gong practitioners outside China has escalated dramatically since 2022; and

WHEREAS, With roots at the highest echelons of the party, the regime has launched a new campaign using media and legal system to discredit the Falun Gong community in the United States and sabotage the American Chinese classical dance company [Shen Yun Performing Arts](#), which was founded by Falun Gong practitioners; and

WHEREAS, Millions of people who practice Falun Gong, a spiritual meditation practice rooted in traditional Buddhist beliefs, are being detained, tortured, or even killed by the Chinese Communist Party for their faith since 1999; and

WHEREAS, Shen Yun Performing Arts—a New York-based world's premiere classical Chinese dance company founded by Falun Gong practitioners—has taken a bold stand. Through breathtaking dance and music, Shen Yun revives the spirit of China's 5,000-year-old civilization. Shen Yun also exposes the CCP's brutal repression, while showcasing the courage and faith of those who peacefully defy the CCP; and

WHEREAS, The CCP, seeing Shen Yun as a threat to state power and its reputation in the global community, has sought to silence this U.S.-based dance company since it first started touring in 2006. Despite CCP's attempts to prevent people from seeing these shows, Shen Yun has nonetheless continued to expand throughout the world, now with eight touring groups performing in over 20 countries and 200 cities, delighting a global audience of over 10 million throughout the years; and

WHEREAS, The CCP campaign has manifested in physical attacks, fake bomb threats, groundless lawsuits, disinformation campaigns--a small number of instigators spreading misleading claims on social media and major news outlets, especially the New York Times, pressuring theaters to cancel shows, even a bribery attempt made to the IRS to strip Shen Yun of its charitable status; and

WHEREAS, The CCP's transnational repression in the U.S. severely risks our national security and sovereignty. If the CCP can destroy Shen Yun—an American company—with an orchestrated campaign on U.S. soil, it can destroy any individual or organization.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that the County Council hereby strongly condemn the Chinese Communist Party weaponizing U.S. media and legal system and institutions to persecute Falun Gong and its affiliated entities, including Shen Yun in the United States, and protect our national security and sovereignty.

BE IT FURTHER RESOLVED that the members of New Castle County Council hereby urge the Department of Public Safety of the State of Delaware, and relevant U.S. agencies to take immediate action to investigate this ongoing and sophisticated CCP malign influence campaign.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL IMPACT: There is no discernible fiscal impact with the adoption of this resolution.

Prime Sponsor(s): Mr. Smiley
Date of introduction: July 8, 2025

ORDINANCE NO. 25-095

AMENDING NEW CASTLE COUNTY CODE CHAPTER 14 ("FINANCE AND TAXATION"), SECTION 14.01.014 ("TAX STABILIZATION RESERVE ACCOUNT") REGARDING THE TAX STABILIZATION ACCOUNT AND REASSESSMENTS

1 **WHEREAS**, it is crucial to New Castle County that it is able to fund a special
2 reserve account to ensure funding is available to cover reassessment related costs
3 and thereby best control any unexpected impacts to the County and its citizens; and
4

5 **WHEREAS**, County Council has determined that the provisions of this Ordinance
6 substantially advance and are reasonably and rationally related to legitimate government
7 interests, including promoting the health, safety, and welfare of present and future
8 inhabitants of New Castle County.
9

10 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
11

12 Section 1. *New Castle County Code* Chapter 14 ("Finance And Taxation"), Section
13 14.01.014 ("Tax Stabilization Reserve Account") is hereby amended by adding the
14 material that is underscored and deleting the material with strikethroughs, as set forth
15 below.
16

17 **Sec. 14.01.014. - Tax Stabilization Reserve Account.**
18

19 ...

20 D. Each July 1, \$5,000,000 or 50% of the total amount in the Tax Stabilization Reserve
21 Account, whichever is less, shall be transferred from the Tax Stabilization Reserve
22 Account to the Reassessment Reserve Account (Sec. 14.01.018). Such transfers
23 shall be mandated annually, on July 1, until the Reassessment Reserve Account
24 balance reaches \$15,000,000, at which time transfers will temporarily be
suspended.

25 Section 2. This Ordinance shall become effective immediately upon its adoption
26 by County Council and approval by the County Executive, or as otherwise provided in
27 9 *Del. C. § 1156*.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on

Marcus Henry
County Executive
of New Castle County

SYNOPSIS: This Ordinance provides that each July 1, the start of the County fiscal year, 50% of the total amount in the Tax Stabilization Reserve Account or \$5,000,000, whichever is less, must be transferred from the Tax Stabilization Reserve Account to the Reassessment Reserve Account. Such transfers are mandated each fiscal year, on July 1, until the Reassessment Reserve Account balance reaches \$15,000,000, at which time such transfers will be temporarily suspended.

The purpose of this Ordinance is to ensure funding is available for the special reserve account to cover reassessment related costs and thereby best control any unexpected impacts to the County and its citizens.

FISCAL NOTE: This Ordinance results in the transfer of funds from one established reserve to another. Separately, the Tax Stabilization Reserve and Reassessment Reserve each allows for the use of reserves by supermajority vote for the purposes of budget stabilization. Consequently, there is no discernable fiscal impact in the transfer of reserve funds.

Acknowledged by the Chief Financial Officer June 30, 2025.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Technology
Date of introduction: July 8, 2025

ORDINANCE NO. 25-096

**AMEND THE FY2026 APPROVED OPERATING BUDGET:
APPROPRIATE FUNDING FROM THE NEW CASTLE COUNTY TECHNOLOGY FEE
ACCOUNT WITHIN THE OFFICE OF THE RECORDER OF DEEDS TO THE DEPARTMENT
OF ADMINISTRATION, OFFICE OF TECHNOLOGY TO REFRESH VIDEO PRODUCTION
EQUIPMENT**

1 **WHEREAS**, this Ordinance will amend the FY2026 Approved Operating Budget by
2 appropriating \$105,000.00 from the New Castle County Technology Fee Account within the
3 Office of the Recorder of Deeds to the Department of Administration, Office of Technology;
4 and

5
6 **WHEREAS**, this funding is needed to refresh video production equipment for the
7 Departments of Public Safety, Public Works, Land Use, Community Services and the
8 Executive Office that is currently seven to ten years old, as well as past their useful lives; and

9
10 **WHEREAS**, this will also provide equipment for Departments where employees are
11 using their own personal equipment to perform County functions; and

12
13 **WHEREAS**, the revenue measures heretofore adopted by the County Council, are, in
14 the opinion of the County Executive, estimated to yield sums at least sufficient to balance the
15 proposed expenditures as set forth in the Approved Annual Operating Budget as hereinafter
16 amended.

17
18 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**

19
20 Section 1. The Annual Operating Budget for the fiscal year beginning July 1, 2025, is
21 hereby amended by deleting the material stricken and adding the material underscored on the
22 attached "Exhibit A."

23
24 Section 2. The foregoing amendment shall be considered a part of the Annual
25 Operating Budget for the fiscal year beginning July 1, 2025, and shall be effective retroactively
26 as though incorporated initially in the Annual Operating Budget.

27
28 Section 3. This Ordinance shall become effective immediately upon its adoption by
29 County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* §
30 1156.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, amends the FY2026 Approved Operating Budget by appropriating \$105,000.00 from the New Castle County Technology Fee Account within the Office of the Recorder of Deeds to the Department of Administration, Office of Technology. These funds are needed to refresh video production equipment for the Departments of Public Safety, Public Works, Land Use, Community Services and the Executive Office that is currently seven to ten years old, as well as past their useful lives.

FISCAL NOTE: This Ordinance, if approved, will amend the FY2026 Approved Operating Budget by appropriating \$105,000.00 from the New Castle County Technology Fee Account within the Office of the Recorder of Deeds to the Department of Administration, Office of Technology in the Equipment Budget Line Item.

The revised FY2026 Approved Operating Budget will be \$371,358,586. There will be no fiscal impact to FY2027 and FY2028 as this is a one-time cost.

The balance in the New Castle County Technology Fee Account within the Office of the Recorder of Deeds after this appropriation will be \$221,124.45.

Acknowledged by the Chief Financial Officer June 26, 2025.

COUNTY COUNCIL

Salaries and Wages		\$	2,708,793
Benefits			1,525,869
Training and Civic Affairs			67,388
Communication and Utilities			15,854
Materials and Supplies			60,772
Contractual Services			255,947
Equipment			1,600
Grants and Fixed Charges			439,991
Operating Transfer Charges			195,519
Total		\$	5,271,733
Total Authorized Full-Time Positions	35		

COUNTY EXECUTIVE

Salaries and Wages		\$	2,305,318
Benefits			1,293,169
Training and Civic Affairs			41,904
Communication and Utilities			18,850
Materials and Supplies			22,236
Contractual Services			248,565
Equipment			1,000
Grants and Fixed Charges			43,000
Contingency			55,000
Operating Transfer Charges			112,454
Total		\$	4,141,496
Total Authorized Full-Time Positions	17		

DEPARTMENT OF ADMINISTRATION

Salaries and Wages		\$	14,072,608
Benefits			7,834,901
Training and Civic Affairs			191,975
Communication and Utilities			8,380,342
Materials and Supplies			163,673
Contractual Services			7,621,531
Equipment	322,900		<u>427,900</u>
Grants and Fixed Charges			4,005,350
Operating Transfer Charges			1,197,550
Operating Transfer Credits			(14,044,103)
Total	29,746,727	\$	<u>29,851,727</u>
Total Authorized Full-Time Positions	168		

DEPARTMENT OF PUBLIC WORKS

Salaries and Wages	\$	28,756,814
Benefits		16,093,269
Training and Civic Affairs		45,445
Communication and Utilities		27,456,675
Materials and Supplies		4,963,121
Contractual Services		11,073,787
Equipment		498,333
Grants and Fixed Charges		1,249,757
Land and Structures		35,000
Operating Transfer Charges		4,840,573
Operating Transfer Credits		(7,876,371)
Total	\$	87,136,403
Total Authorized Full-Time Positions	389	

DEPARTMENT OF LAND USE

Salaries and Wages	\$	8,986,033
Benefits		5,031,240
Training and Civic Affairs		66,975
Communication and Utilities		103,015
Materials and Supplies		106,727
Contractual Services		1,532,609
Equipment		55,240
Grants and Fixed Charges		56,500
Operating Transfer Charges		1,071,279
Total	\$	17,009,618
Total Authorized Full-Time Positions	113	

DEPARTMENT OF COMMUNITY SERVICES

Salaries and Wages	\$	13,539,448
Benefits		5,864,111
Training and Civic Affairs		18,560
Communication and Utilities		1,566,414
Materials and Supplies		1,629,039
Contractual Services		3,906,395
Equipment		18,900
Grants and Fixed Charges		3,235,149
Operating Transfer Charges		1,395,685
Operating Transfer Credits		(243,749)
Total	\$	30,929,952
Total Authorized Full-Time Positions	162	

DEPARTMENT OF PUBLIC SAFETY

Salaries and Wages	\$	78,228,874
Benefits		43,442,715
Training and Civic Affairs		205,206
Communication and Utilities		992,877
Materials and Supplies		1,313,047
Contractual Services		2,458,322
Equipment		1,661,783
Grants and Fixed Charges		8,741,271
Operating Transfer Charges		8,501,518
Total	\$	145,545,613
Total Authorized Full-Time Positions		729

REGISTER OF WILLS

Salaries and Wages	\$	1,219,161
Benefits		669,258
Training and Civic Affairs		34,950
Communication and Utilities		10,257
Materials and Supplies		10,053
Contractual Services		62,715
Equipment		2,800
Operating Transfer Charges		97,749
Total	\$	2,106,943
Total Authorized Full-Time Positions		20

RECORDER OF DEEDS

Salaries and Wages		\$	1,377,085
Benefits			764,405
Training and Civic Affairs			40,170
Communication and Utilities			31,892
Materials and Supplies			12,398
Contractual Services			82,718
Equipment			6,150
Grants and Fixed Charges			18,350
Operating Transfer Charges			172,975
Total		\$	2,506,143
Total Authorized Full-Time Positions	23		

SHERIFF

Salaries and Wages		\$	1,482,722
Benefits			835,738
Training and Civic Affairs			29,452
Communication and Utilities			12,261
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			150,197
Total		\$	2,592,628
Total Authorized Full-Time Positions	21		

CLERK OF THE PEACE

Salaries and Wages		\$	538,617
Benefits			303,592
Training and Civic Affairs			9,600
Communication and Utilities			3,586
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			0
Operating Transfer Charges			35,085
Total		\$	917,502
Total Authorized Full-Time Positions	7		

DEBT SERVICE

Debt Service		\$	47,892,496
Total		\$	47,892,496
Total Authorized Full-Time Positions			

ETHICS COMMISSION

Salaries and Wages	\$	44,477
Benefits		4,092
Training and Civic Affairs		10,500
Communication and Utilities		1,745
Materials and Supplies		2,450
Contractual Services		235,747
Equipment		500
Operating Transfer Charges		6,796
Total	\$	306,307
Total Authorized Full-Time Positions	0	

COUNCIL CONTINGENCY

Contingency	\$	250,000
Total	\$	250,000
Total Authorized Full-Time Positions		

EXECUTIVE CONTINGENCY

Contingency	\$	600,000
Total	\$	600,000
Total Authorized Full-Time Positions		

PERSONNEL CONTINGENCY

Contingency	\$	455,000
Total	\$	455,000
Total Authorized Full-Time Positions		

BENEFITS CONTINGENCY

Contingency	\$	2,250,000
Total	\$	2,250,000
Total Authorized Full-Time Positions		

ATTRITION CONTINGENCY

Personal Services - Salaries and Wages	\$	(6,107,378)
Personal Services - Employee Benefits	\$	(3,442,422)
Total	\$	(9,549,800)
Total Authorized Full-Time Positions		

ONE-TIME CONTINGENCY

Contingency	\$	1,144,825
Total	\$	1,144,825

NEW CASTLE COUNTY

Salaries and Wages		\$	147,152,572
Benefits			80,219,937
Training and Civic Affairs			762,125
Communication and Utilities			38,593,768
Materials and Supplies			8,313,529
Contractual Services			27,552,603
Equipment	2,574,206		<u>2,679,206</u>
Grants and Fixed Charges			17,789,368
Debt Service			47,892,496
Land and Structures			35,000
Contingency			4,754,825
Operating Transfer Charges			17,777,380
Operating Transfer Credits			(22,164,223)
<i>Sub-Total New Castle County</i>	<i>371,253,586</i>	\$	<u>371,358,586</u>
<i>Total Authorized Full-Time Positions</i>	<i>1,684</i>		

RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF JUNE 30, 2025

Tax Stabilization Reserve Account	67,418,321
Sewer Rate Stabilization Reserve Account	8,944,781
General Fund Budget Reserve Account	45,312,006
Sewer Fund Budget Reserve Account	18,734,142
<i>Total Reserves:</i>	<u>140,409,250</u>

ORDINANCE NO. 25-084

**TO AMEND NEW CASTLE COUNTY CODE CHAPTER 26 ("HUMAN RESOURCES"),
ARTICLE 3 ("MERIT SYSTEM"), TO INCREASE THE RETIREMENT AGE FOR
OFFICERS IN THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC SAFETY,
DIVISION OF POLICE**

1 **WHEREAS**, the County Council finds that increasing the retirement age for police
2 officers is necessary to ensure the continued experience within the police department.

3
4 **WHEREAS**, this Ordinance aims to provide a more robust and experienced
5 workforce, while also addressing budgetary consideration and police attrition rate.

6
7 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**

8
9 Section 1. *New Castle County Code* Chapter 26 ("Human Resources") and Article
10 3 ("Merit System"), are hereby amended by adding the material that is underscored and
11 deleting the material that is stricken, as set forth below.

12
13 **Division 26.03.908. - Retirement**

14
15 B. Subsection A shall permit a full-time County employee to become seasonal or
16 part-time upon reaching age seventy (70). This does not apply to retired employees
17 receiving a pension who subsequently are appointed by the County Council to serve as
18 judgment commissioners. The compulsory retirement age for a police officer shall be his
19 or her ~~fifty-fifth (55th)~~ fifty-seventh (57th) birthday. Notwithstanding any provision of this
20 Division to the contrary, any sworn police officer of the New Castle County Police
21 Department who reaches age 55 prior to obtaining 20 years of credited service will be
22 considered retired by the County upon reaching age 55 and shall receive a service
23 retirement pension if said member notifies the County prior to May 1, 2025 that he/she
24 elects to be covered by the prior mandatory retirement age of 55 as previously set forth
25 in this division.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance would increase the retirement age for officers in the New Castle County Department of Public Safety, Division of Police from age fifty-five (55) to fifty-seven (57). Law enforcement agencies across the country are facing growing challenges, including a decline in recruitment, increased early retirements, and a shortage of experienced officers. Raising the retirement age is expected to mitigate these issues, reduce training costs and maintain institutional knowledge within the New Castle County Division of Police.

FISCAL NOTE: The fiscal impact includes an estimated increase in salary costs as well as the actuarial adjustment to the annual pension plan rate.

FY2026	\$218,427
FY2027	\$393,994
FY2028	\$537,904

Acknowledged by the Chief Financial Officer May 23, 2025.

ORDINANCE NO. 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.

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of New Castle Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits “A” and “L” dated October 6, 2024, as set forth therein.

Section 2. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 Del. C. §1156.

Adopted by County Council of
New Castle County:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

County Executive
New Castle County

SYNOPSIS: Same as title.

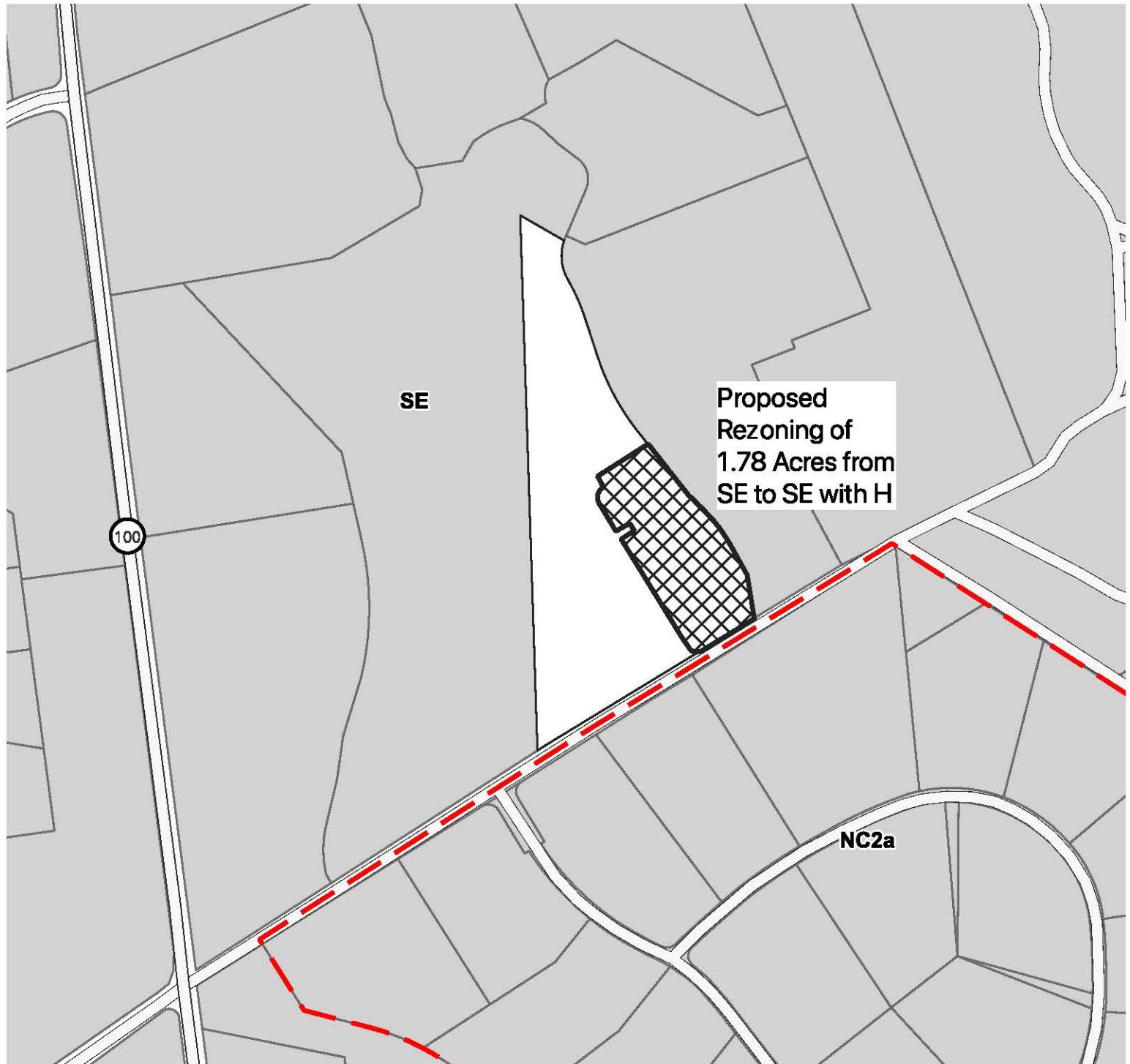
FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

PROPERTY MAP

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: SE TO
SE with H

EXHIBIT A
ZONING ORDINANCE AS INTRODUCED

APPLICATION NO. 2020- 0468-S/Z
TAX PARCEL NO: 07-027.00-039



HUNDRED: CHRISTIANA HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3637
Prepared by: Matthew Rogers

Date: 10/6/2024



PERMANENT ORDINANCE NO. 24-172
Date Adopted by County Council:
Date Approved by County Executive:

PROPERTY MAP

APPLICANT: NEW CASTLE COUNTY
PROPOSED REZONING: SE TO
SE with H

EXHIBIT L
ZONING ORDINANCE AS INTRODUCED

APPLICATION NO. 2020- 0468-S/Z
TAX PARCEL NO: 07-027.00-039



HUNDRED: CHRISTIANA HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:5720
Prepared by: Matthew Rogers

Date: 10/6/2024



PERMANENT ORDINANCE NO. 24-172
Date Adopted by County Council:
Date Approved by County Executive:



New Castle County Department of Land Use

**JOINT DEPARTMENT OF LAND USE / PLANNING BOARD
RECOMMENDATION**

**Ordinance No. 24-172
Application No. 2024-0710-Z
Falconer's Row H-Overlay**

February 18, 2025

Sponsor: Councilwoman Durham (District 2)

Description: 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 District).

EXECUTIVE SUMMARY

Ordinance 24-172 proposes to rezone 1.78 acres of tax parcel 07-027.00-039 from Suburban Estate (SE) to Suburban Estate and Historic Overlay. The area encompasses all of Lot 11 in the proposed Falconer's Row Major Land Development Plan (App. 2020-0468-S) including the existing Jackson House ca. 1935.

The Department of Land Use has considered the Standards for Zoning Map Amendment in Section 40.31.410, A through E of the *Unified Development Code*, the Future Land Use map, comments received from outside agencies, and comments received from the public. Based on this analysis, the Department is of the opinion that the standards are met by this proposal. Therefore, the Department of Land Use recommends **APPROVAL** of the rezoning application.

DESCRIPTION

Ordinance 24-172 proposes rezoning 1.78 acres of tax parcel 07-027.00-039 from Suburban Estate (SE) to Suburban Estate (SE) and Historic Overlay (H). The site is located approximately 903 feet east of the centerline of Montchanin Road on the north side of Buck Road and contains the historic Jackson House (ca. 1935). This rezoning is part of the Falconer's Row 11 lot residential subdivision (Application 2020-0468-S).

BACKGROUND

The application for the Falconer's Row subdivision was submitted to the Department of Land Use in February of 2020, prior to the adoption of Ord. 20-072, which requires additional commitments for historic structures that are part of a major land development plan. Ord. 20-072 was adopted October 27, 2020, and was therefore subject to provisions of Article 15 at the time of submission. Under the previous code, the Historic Review Board maintained the authority to provide recommendation only on major land development plans submitted to the Department of Land Use.

The Falconer's Row subdivision proposes an 11 single-family lot development, utilizing the open space subdivision development option.

The Department identified the Jackson House as an historic resource and submitted the plan to the Historic Review Board for review at their January 30, 2024, public hearing and subsequent business meeting held on February 6, 2024.

Ord 24-172, sponsored by Councilwoman Durham, was introduced on November 19, 2024, following the recommendation from the Historic Review Board that the Jackson House meets the minimum Criteria for Designation for Historic Overlay Zoning.

History of Jackson House

Located at 205 Buck Road, the Jackson House is a two-story, Colonial Revival dwelling that was constructed ca. 1935 by the Carpenter family. The Jackson House is a contributing structure to the overall character of Buck Road, east of Montchanin Road, a gateway that provides access to iconic sites, including Hagley Museum and Library. Constructed by the Carpenter Family in the early twentieth century, the house has been a feature of the estate which has long been associated with the lives and stewardship of the du Pont / Carpenter families.

Historic Board Review

At the January 30, 2024, public hearing, the Historic Review Board heard the applicant's testimony for Falconer's Row, an eleven-lot subdivision proposed on the historic L.R.M. Carpenter Estate. The overall property contains the historic dwelling, known as the Jackson House, located at 205 Buck Road and is a contributing landscape to the Brandywine Valley National Scenic Byway. Under the stewardship of the Carpenter Family, the site is also characterized by maintained open space enclosed by historic stone walls that front both Montchanin Road and Buck Road.

As part of the land development proposal, the applicant testified that they would be amenable to rezoning the reconfigured parcel for 205 Buck Road to H-zoning and recommended that the applicant consider rezoning 1.78 acres of tax parcel 07-027.00-039, containing the Jackson House to include H-Overlay zoning.

At their Business Meeting held on February 6, 2024, the Historic Review Board reviewed the resource (the Jackson House) and determined that the structure's general architecture, form, location / setting and period of construction met the minimum Criteria for Designation of H-Overlay zoning pursuant to Section 40.15.110 of the *New Castle County Code*.

The Historic Review Board determined that the site meets criteria for designation for an historic overlay zoning district B, D, J, L, and M listed in Section 40.15.110 of the *New Castle County Code*:

- B. Has significant character, interest, or value as an example of the development, heritage or cultural characteristics of the County, the State or the United States.*
- D. Exemplifies the cultural, political, economic, social or historical heritage of the community.*
- J. Is part of the historic context of a square, park or other distinctive area which should be preserved according to a plan based on a historic, cultural or an architectural context.*
- L. Is associated with the lives of persons important to the County's past.*
- M. Provides the historic setting for an identified resource or historic district.*

PLUS REVIEW (Preliminary Land Use Service)

In the Falconer's Row Subdivision (App. 2020-0468-S) PLUS Report, dated June 23, 2023, no relevant comments relating to the Jackson House and establishment of the Historic Overlay Zoning were presented by State agencies.¹

PLANNING BOARD PUBLIC HEARING – January 7, 2025

*Please note, the below is a summary. A recording and transcripts of the public hearing are available at the Department of Land Use and hyperlinked below.²

Presentation

Shawn Tucker, representing the applicant, stated that the subdivision plan, Falconer's Row, had been in front of Planning Board (August 1, 2023), and the purpose of this appearance was to establish the Historic Overlay Zoning on the proposed Lot 11 as recommended by the Historic Review Board. He stated that in discussions with the Department in December of 2023, the Jackson House was identified as an architecturally significant structure contributing to the character of the surrounding area. Mr. Tucker explained that the establishment of the Historic Overlay Zoning would provide additional protection of the historic structure along with requiring further Historic Review Board approval for any

¹ Preliminary Land Use Service Report – June 23, 2023

² January 7, 2024, Planning Board Public Hearing: <https://www.newcastlede.gov/agendacenter>

proposed additions or alterations. He proceeded to explain how the structure meets the Historic criteria per the *Unified Development Code*.

No questions were posed by Planning Board members.

Public Comment

There was no public comment on the application at the public hearing.

Written Public Comment:

The Department of Land Use did not receive written public comment while the record was open.

ANALYSIS

Located at 205 Buck Road, the Jackson House is a two-story, Colonial Revival dwelling that was constructed ca. 1935 by the Carpenter family. The Jackson House is a contributing structure to the overall character of Buck Road, east of Montchanin Road, a gateway that provides access to iconic sites, including Hagley Museum and Library. Constructed by the Carpenter Family in the early twentieth century, the house has been a feature of the estate which has long been associated with the lives and stewardship of the du Pont / Carpenter families.

The Jackson House's eligibility for Historic Overlay Zoning was initially considered by the Historic Review Board on January 30, 2024. The Historic Review Board determined that the site meets criteria for designation for an historic overlay zoning district B, D, J, L, and M listed in Section 40.15.110 of the *New Castle County Code* (see above).

Standards of Review

Pursuant to Section 40.31.410 of the New Castle County Code, in determining whether an amendment to the zoning map shall be recommended or approved, the following factors shall be considered:

A. Consistency with the Comprehensive Development Plan and the purposes of this Chapter.

The establishment of the Historic Overlay Zoning is consistent with Goal 12, Objective 12.2, and Strategies 12.2.3 and 12.2.11 of the New Castle County Comprehensive Development Plan of 2022. Objective 12.2 seeks to increase preservation of historic resources while Strategies 12.2.3 and 12.2.11 aim to incorporate additional protections of historic contexts and supporting Byways efforts. The Brandywine Scenic Byway is characterized by its historic estates and scenic viewsheds. The preservation of the Jackson House helps protect a feature structure associated with the lives and stewardship of the historic du Pont / Carpenter properties.

B. *Consistency with the character of the neighborhood.*

The Jackson House is a contributing structure to the overall character of Buck Road, a gateway that provides access to iconic sites, including Hagley Museum and Library. Located along the Brandywine Valley National Scenic Byway, the house has been a feature of the estates which has been associated with the lives and stewardship of the du Pont / Carpenter families.

C. *Consistency with zoning and use of nearby properties.*

The property shall remain as a residence after the establishment of the Historic Overlay Zoning which is consistent with the surrounding Suburban Estate zoning and the other 10 lots proposed within the Falconer's Row subdivision.

D. *Suitability of the property for the uses for which it has been proposed or restricted.*

The Jackson House's eligibility for Historic Overlay Zoning was initially considered by the Historic Review Board on January 30th, 2024. The Historic Review Board determined that the site meets Criteria B, D, J, L, and M listed in Section 40.15.110 of the New Castle County Code.

E. *Effect on nearby properties.*

The property shall remain as a residence and have a minimal impact on the surrounding properties.

DEPARTMENT OF LAND USE RECOMMENDATION

The Department of Land Use has considered the Standards for Zoning Map Amendment in Section 40.31.410, A through E of the *Unified Development Code*, the Future Land Use Map, the comments received from outside agencies, the comments from the Historic Review Board, and the comments received by the public. Based on this analysis, the Department is of the opinion that the standards are met by this proposal. Therefore, the Department of Land Use recommends **APPROVAL** of Ordinance 24-172.

PLANNING BOARD RECOMMENDATION

At a business meeting held on February 18, 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 Ms. Gray and seconded by Mr. Daigle, the Board voted to recommend **APPROVAL** of Ordinance 24-172 as recommended by the Department of Land Use.

The motion was adopted by a vote of 6-0-0-2 (In Favor: Cantrell, Daigle, Drake, Gray, Snowden, Visvardis; In Opposition: None; Abstention: None; Absent:., Cahill-Krout, Cochran).

Prior to the vote, the following discussion occurred:

Alec Davis read the Department of Land Use recommendation into the record.

Robert Snowden remarked that in our current housing market buyers tend desire much larger homes (McMansions) at the expense of demolishing many of the existing early to mid 20th century homes that that are integral to the fabric of New Castle County. He remarked on the importance of preserving houses and architectural styles from that era.

Matthew Rogers elaborated that when Article 15 was revised in 2021, Section 40.15.310 of the New Castle County Code required that not only historic properties acquire a Historic Overlay but also provide a preservation plan which is approved by the Historic Review Board.

Antoni Sekowski added that the Falconer's Row application predates the code requirement for a preservation plan, however the applicant has volunteered to comply with the current requirements of the code.

STATUTORY GUIDELINES

In the phraseology of 9 Delaware Code Section 2603(a), the Department finds that this rezoning will promote the convenience, order and welfare of the present and future inhabitants of this State.

 3-5-25

David Culver date
General Manager
Department of Land Use

 3/7/2025

Robert Snowden date
Acting Chair
Planning Board