



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District

Co-Chair: Janet Kilpatrick, Third District

December 2, 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**

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-: PLAN OF COUNTRY CLUB ESTATES; ST. GEORGES HUNDRED; NORTH SIDE OF CHURCHTOWN ROAD, APPROXIMATELY 3200 FT WEST OF BACK CREEK DRIVE; MAJOR LAND DEVELOPMENT PLAN THAT COMBINES TAX PARCELS 13-011.00-001, 002, 033, AND 163 INTO A SINGLE PARCEL TO CONSTRUCT AN OPEN SPACE PLANNED SUBDIVISION CONSISTING OF 96 SINGLE FAMILY DETACHED LOTS, 144 SINGLE FAMILY VILLAGE LOTS (99 AGE-RESTRICTED), 84 TOWNHOUSES, AND 216 MULTI-FAMILY APARTMENT UNITS WITH ASSOCIATED IMPROVEMENTS, INCLUDING PROPOSED CLUBHOUSES AND RECREATIONAL AREAS. THE PLAN RELIES ON A TRANSFER OF DEVELOPMENT RIGHTS (TDR) AND REFERENCES A MAXIMUM BASE YIELD OF 352 DWELLING UNITS, WITH AN ADDITIONAL 188 DWELLING UNITS, FOR A TOTAL OF 540 DWELLING UNITS; S AND S & H ZONING; [APPLICATION NO. 2021-0287](#); COUNCIL DISTRICT 6.

Prime Sponsor(s): Mr. Carter

D. Review/Discussion of Ordinance(s)

°25-152: REVISE ZONING MAP: ST. GEORGES HUNDRED, NORTH SIDE CHURCHTOWN ROAD, 2,091 FEET WEST OF BACK CREEK DRIVE; REZONE TAX PARCEL 13-011.00-162 AND PORTION OF TAX PARCEL 13-011.00-033 FROM SUBURBAN (S) TO SUBURBAN (S) AND HISTORIC OVERLAY ZONE (H).
(The purpose of this Rezoning is to rezone 4.48 acres of tax parcel 13-011.00-162 and 0.52 acres of tax parcel 13-011.00-033 from suburban (S) to Suburban (S) and Historic Overlay Zone (H). App. 2021- 0287-S/Z.)

Prime Sponsor(s): Mr. Carter

°25-157: TO AMEND CHAPTER 7 ("PROPERTY MAINTENANCE CODE") OF THE NEW CASTLE COUNTY CODE

Prime Sponsor(s): Ms. Kilpatrick, Mr. Tackett

°25-094: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), SECTION 40.27.540 ("CHANGES TO OPEN SPACE OR COMMON FACILITIES") REGARDING PROPOSED PLAN CHANGES

Prime Sponsor(s): Mr. Caneco, Ms. Durham

°25-100: **(NOTE: THESE REZONINGS RELATE TO PUBLIC LANDS AND PUBLIC PARKS)** COUNTY INITIATED REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 2 REGARDING THE FOLLOWING TAX PARCELS: BRANDYWINE HUNDRED: 06-013.00-080 (2537 DARTMOUTH WOODS RD, DARTMOUTH WOODS), 06-013.00-260 (2412 RAMBLEWOOD DR, CHANNIN), 06-013.00-261 (2510 RAMBLEWOOD DR, CHANNIN), 06-014.00-019 (2708 TONBRIDGE DR, CHANNIN), 06-014.00-048 (2708 TONBRIDGE DR, LUHMANN PROPERTY), 06-014.00-168 (2708 TONBRIDGE DR, CHANNIN), 06-020.00-165 (3331 TUNISON DR, DEVONSHIRE SEC 1), 06-020.00-197 (3328 TUNISON DR, DEVONSHIRE SEC 1), 0602000229 (15 A AUSTIN RD, CHAPELCROFT), 06-020.00-245 (3319 SHIPLEY RD, CHAPELCROFT), 06-021.00-024 (26 A AUSTIN RD, CHAPELCROFT), 06-021.00-033 (2818 GRUBB RD, JESTER PARK), 06-021.00-035 (5 OLD POST CT, COUNTRY GATES), 06-022.00-081 (2122 WEATHERTON DR, BRANDYWOOD SEC 3), 06-022.00-126 (2132 A BRANDYWOOD DR, BRANDYWOOD SEC 3), 06-024.00-152 (2102 WREXHAM RD, NORTHCREST), 06-030.00-004 (3427 N ROCKFIELD DR, DEVONSHIRE SEC 1), 06-031.00-315 (0 BARLOW RD, JESTER PARK), 06-031.00-334 (2818 GRUBB RD, JESTER PARK), 06-032.00-168 (0 MAJESTIC DR, BRANDYWOOD SEC 1), 06-032.00-242 (2302 LIGHTHOUSE LN, BEACON HILL, 06-032.00-281 (2302 LIGHTHOUSE LN, BRANDYWOOD SEC 1), 06-032.00-306 (0 MAJESTIC DR, BRANDYWOOD SEC 1), 06-033.00-042 (2402 PENNINGTON DR, BRANDYWOOD SEC 1), 06-033.00-138 (0 PATWYNN RD, WYNNWOOD), 06-033.00-238 (2328 JAMAICA DR, KINGSRIDGE), 06-033.00-239 (2237 PATWYNN RD, WYNNWOOD), 06-033.00-240 (2246 INWOOD RD, LANCASHIRE), 06-041.00-184 (7 A PIERSON CT, PIERSON FARM), 06-041.00-209 (0 OFF PIERSON DR, PIERSON FARM), 06-042.00-016 (2695 E LANDSDOWNE DR, CARDIFF), 06-042.00-080 (2490 LONDON DR, CHALFONTE SEC 1), 06-043.00-202 (2011 LONGCOME DR, GRAYLYN CREST SEC 3), 06-043.00-202 (2011 LONGCOME DR, GRAYLYN CREST SEC 3), 06-045.00-022 (2211 A JAMAICA DR, HOLIDAY HILLS SEC 2), 06-052.00-183 (2506 N LORI LN, TARLETON), 06-052.00-217 (2433 SHIPLEY RD, TARLETON), 06-053.00-018 (2501 N LORI LN, WOODBINE), 06-053.00-105 (3000 SILVERSIDE RD, BONSALE SUBD), 06-055.00-174 (2099 WESTMINSTER DR, GRAYLYN CREST SEC 3), 06-064.00-033 (501 WHITBY DR), 06-065.00-227 (306 GOODLEY RD, MCDANIEL CREST), 06-065.00-259 (2429 SHELLPOT DR, MCDANIEL CREST), 06-065.00-312 (3199 DELWYNN DR, SURREY PARK), 06-067.00-237 (1212 WINDON DR, CHATHAM), 06-067.00-257 (1212 WINDON DR, GRAYLYN CREST SEC 2), 06-075.00-007 (1000 MT LEBANON RD), 06-076.00-160 (0 BLACK GATES RD), 06-077.00-274 (0 OFF CONCORD PIKE, FIRST UNITARIAN CHURCH), 06-079.00-010 (3324 COACHMAN RD, SURREY PARK), 06-080.00-108 (1910 GRAYWELL RD, GRAYLYN CREST SEC 4), 06-080.00-190 (1110 CRESTOVER RD, GRAYLYN CREST SEC 2), 06-088.00-018 (52 KERFOOT FARM RD, WOODBROOK SEC 3), 0608900011 (201 SHARPLEY RD, SHARPLEY SEC I), 06-090.00-052 (150 FAIRFAX BLVD, FAIRFAX), 06-090.00-571 (1108 PARKSIDE DR, OAK LANE MANOR), 06-091.00-154 (815 WILSON RD, NEW CASTLE COUNTY TALLEY DAY PARK), 06-099.00-002 (96 COUNTRY CLUB DR, WOODBROOK), 06-100.00-093 (15 A YORK RD, DEERHURST), 06-101.00-270 (1802 FAIRFAX BLVD, FAIRFAX), AND 06-128.00-151 (123 ROCKLAND CIR, ALAPOCAS II); CHRISTIANA HUNDRED: 07-022.00-031 (807 MT CUBA RD, TASH SUBD), 07-027.00-004 (3809 ARDLEIGH DR, GREENVILLE MANOR), 07-028.00-102 (49 STONEWOLD WAY, STONEWOLD), 07-030.30-085 (0 KENNETT PIKE, WESTOVER HILLS), 07-034.20-159 (2301 CENTERVILLE RD, TYBROOK), 07-034.20-315 (2512 TURNSTONE DR, BROOKMEADE SEC 1), 07-035.10-036 (2001 FAULKLAND RD,

WOODLAND PARK), 07-035.30-198 (1604 A MONTGOMERY RD, WILLOW RUN), 07-035.30-324 (1607 MONTGOMERY RD, WILLOW RUN), 07-035.30-339 (1201 E WILLOW RUN DR, WILLOW RUN), 07-035.40-157 (15 JEFFERSON AVE, WILLOW RUN SEC 2), 07-035.40-158 (1020 MONTGOMERY RD, OAK HILL), 07-035.40-275 (1315 CLIFFORD RD, OAK HILL), AND 07-035.40-284 (1320 CLIFFORD RD, OAK HILL); MILL CREEK HUNDRED: 08-032.20-258, (2825 NEWPORT GAP PIKE, BRANDYWINE SPRINGS MNR)
Prime Sponsor(s): Ms. Durham

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: November 25, 2025

*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.