



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**

MINUTES

A. Meeting Call to Order

- Ms. Kilpatrick called the meeting to order at 3:00 PM.
- Present: Kevin Caneco, David Carter, John Cartier, Dee Durham, Valerie George, Penrose Hollins, Janet Kilpatrick, George Smiley, Timothy Sheldon, Jea Street, David Tackett, Brandon Toole, Monique Williams-Johns
- Absent:

B. Approval of Minutes

- Motion by Mr. Smiley, seconded by Mr. Carter, to approve the minutes from Nov. 4, 2025. The minutes were approved by voice vote.

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

- Ms. Kilpatrick read the resolution.

- Mr. Carter explained the background of the resolution.
- Mr. John Tracey, Young, Conaway, Stargatt & Taylor spoke about the resolution and gave a PowerPoint presentation.
- Comments from Council: Mr. Carter, Mr. Caneco, Ms. Williams-Johns, Ms. Durham, Mr. Street, Mr. Hollins and Mr. Tackett all had questions or made comments.
- Mr. Tracey and Ms. Kilpatrick addressed the questions and concerns.
- Comments from the public: Melissa Heller

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

- °25-152 was discussed with R25.

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

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

- Ms. Kilpatrick read the ordinance.
- Joe Day, Land Use, spoke about the ordinance and gave a PowerPoint presentation.
- Comments from Council: Mr. Smiley, Ms. Kilpatrick, Ms. Durham and Mr. Street asked questions or made comments.
- Mr. Day addressed the questions and concerns.
- Comments from the public: None

°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

- Ms. Kilpatrick read the ordinance.
- Mr. Caneco explained the ordinance.
- Comments from Council: Ms. Durham and Mr. Carter.
- Comments from the public: None

°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, BRANDYWINE 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

- Ms. Durham explained the ordinance.
- Ms. Kilpatrick asked questions and Ms. Durham addressed the questions.
- Comments from Council: None
- Comments from the public: None

E. Presentations

- None

F. Other

- None

G. Public Comment

- None

H. Adjournment

- Motion by Mr. Smiley, seconded by Mr. Cartier to adjourn the Land Use Committee Meeting. The meeting was adjourned at 4:17 PM.

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G R O U P

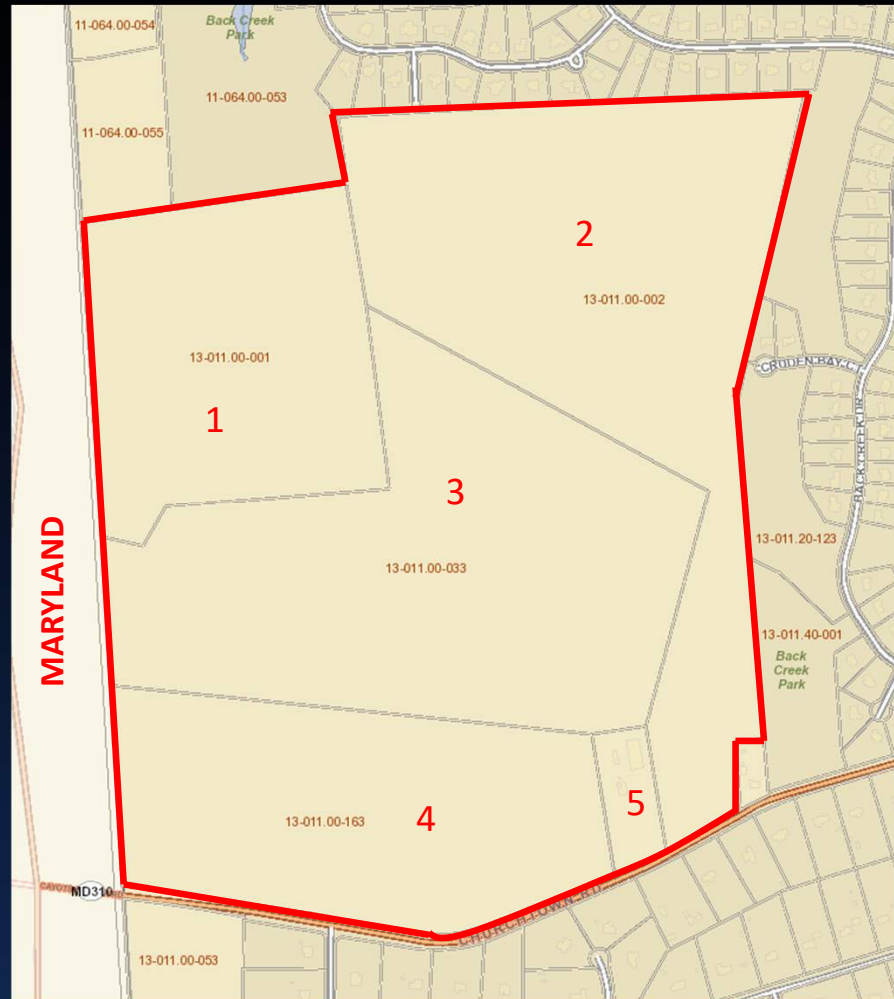
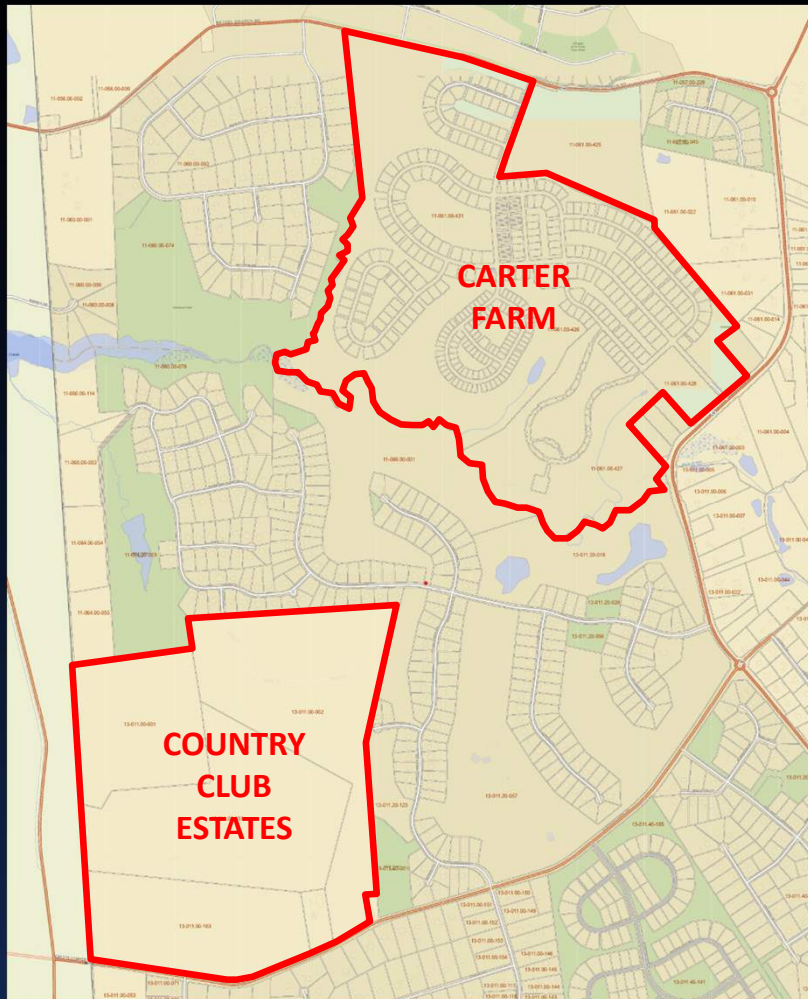
ARCHITECTURE
ENGINEERING

Country Club Estates

New Castle County

New Castle County Land Use Committee 12-02-2025

NCC Tax Parcels



Existing Site Conditions



Overall Subdivision Plan

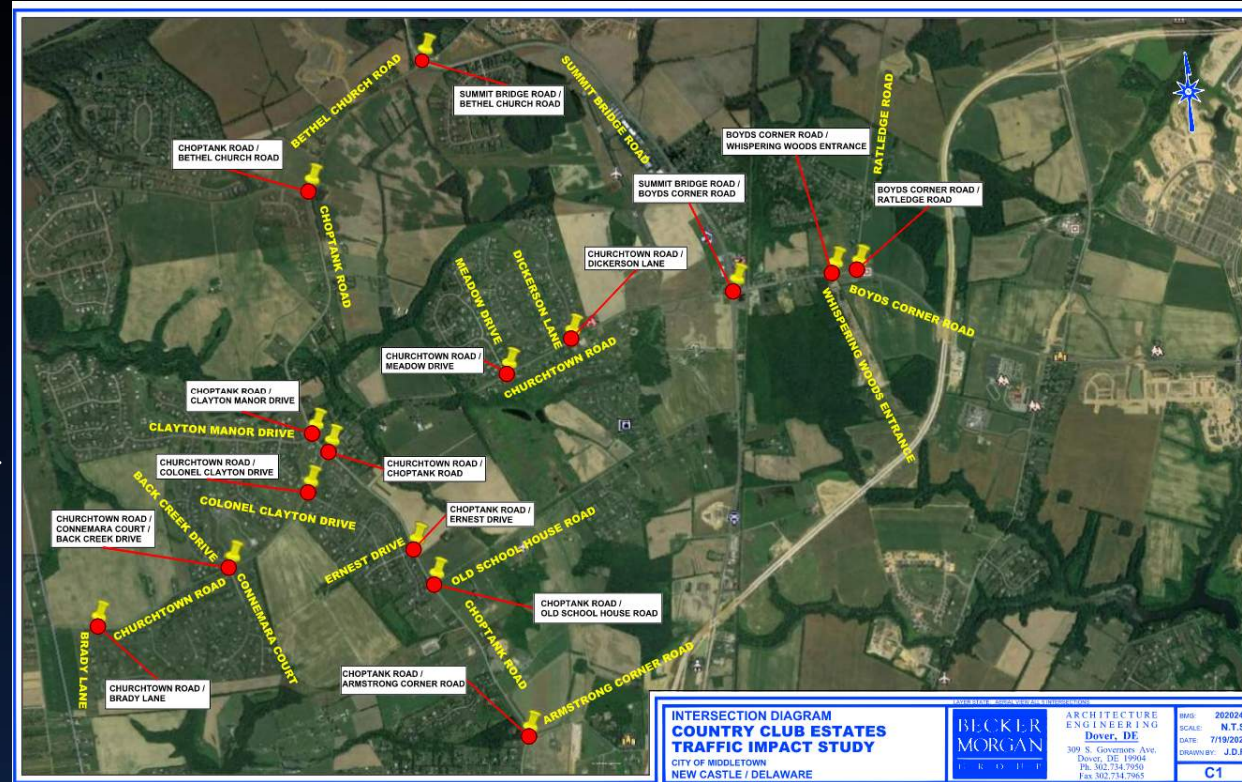


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Traffic Impact Study

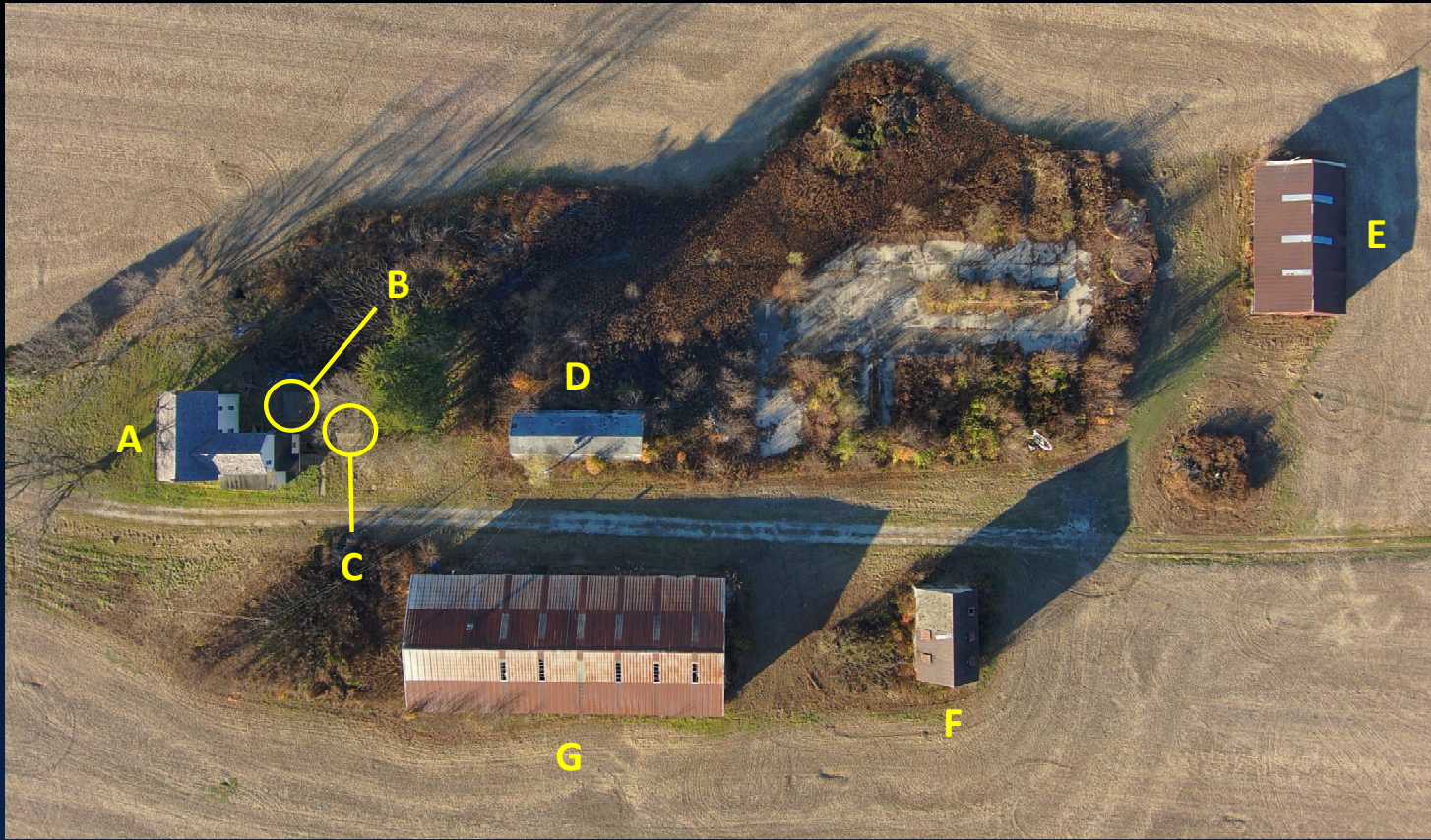
- 17 intersections studied
- DelDOT completed review in August 2022
 - NCC Transportation concurrency met
 - Study Requires
 - Churchtown Rd widening along property frontage
 - Contribution to SR 896 / Bethel Church Rd Interchange Project
 - Signal Agreement at Boyds Corner Rd / Ratledge Rd
 - Roundabout agreement/construction at the intersection of Choptank Rd / Armstrong Corner Rd



Historic Parcel Plan Blow up



Existing Historic Parcel



- A. Dwelling (c. 1922)*
- B. Pantry House (c. 1922)*
- C. Wash House / Milk House (c. 1922)*
- D. Milking Parlor (c. 1965-1966)
- E. Machine Shed (c. 1968)
- F. Corn Crib / Granary (c. 1920)*
- G. Pole Barn (c. 1978-1979)

* To be preserved in accordance with the recorded Preservation Plan (Instrument No. 202112030081804); remaining structures to be demolished.

Historic House Renderings

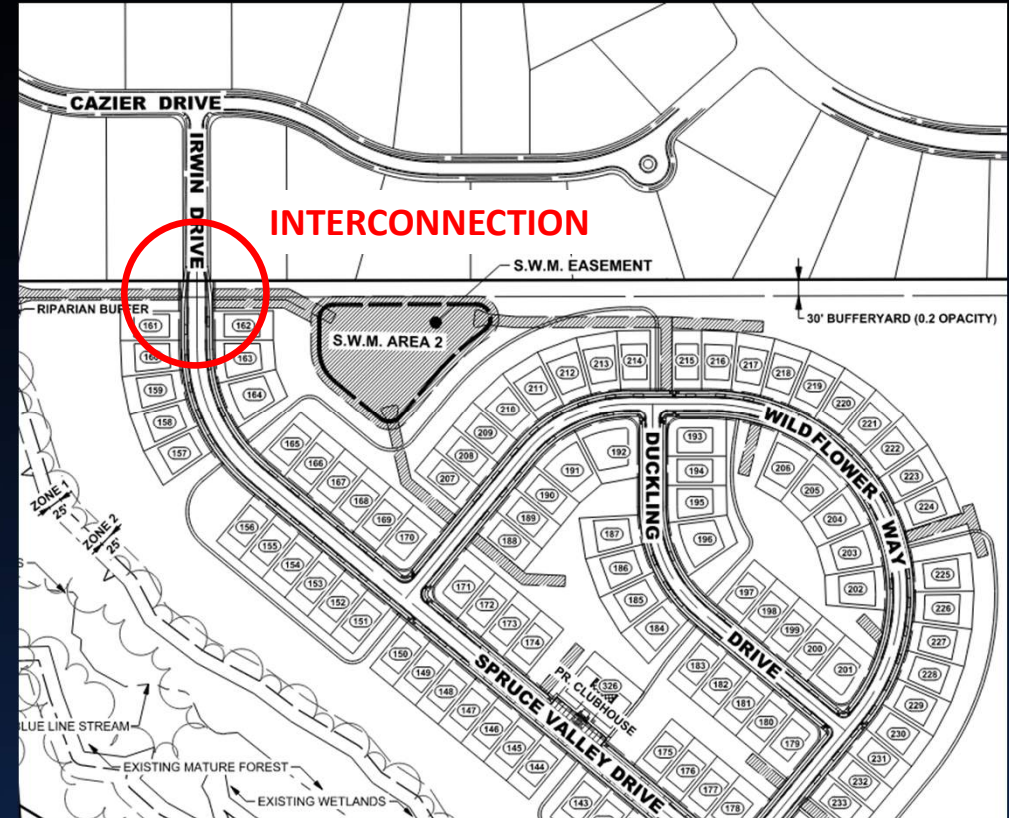
Exhibit 13



Exhibit 14



Interconnection of Irwin Drive



Questions



The site plan illustrates a residential development with several key features:

- Property Owners and Lots:**
 - Richard & Frederick Heller (Lands N/4):** DEED REF: 2019-223-000014, DEED REF: 2017-11550014, MICROPK REF: 2017-11550014, ZONING: S.
 - Eric T. Willis Jr. & Stephanie Palmer-Willis (Lands N/4):** DEED REF: 2017-11550014, MICROPK REF: 2017-11550014, ZONING: S.
 - Melissa & Frederick Heller (Lands N/4):** DEED REF: 2017-11550014, MICROPK REF: 2017-11550014, ZONING: S.
 - Estela Rodaeneira (Lands N/4):** DEED REF: 2017-11550014, MICROPK REF: 2017-11550014, ZONING: S.
- Infrastructure and Easements:**
 - 12" WIDE DRAINAGE EASEMENT:** ALONG CENTERLINE OF HWY 10, TO BE MAINTAINED BY DELDOT (L-428 S.F. 2).
 - 12" WIDE DRAINAGE EASEMENT:** ALONG CENTERLINE OF HWY 10, TO BE MAINTAINED BY DELDOT (L-428 S.F. 2).
 - 12" WIDE DRAINAGE EASEMENT:** ALONG CENTERLINE OF HWY 10, TO BE MAINTAINED BY MAINTENANCE CORP. (L-428 S.F. 2).
 - 10' WIDE EASEMENT:** FOR STORMWATER ACCESS BY NCC (2,708 S.F. 2).
 - 5' WIDE ASPHALT PATH:** (TYP.)
 - 5' WIDE P.C.C. SIDEWALK:** (TYP.)
 - DELDOT TYPE 2 P.C.C. CURB & GUTTER:** (TYP.)
- Other Features:**
 - SPRICE VALLEY DRIVE:** A curved road running through the center of the site.
 - STORMWATER MANAGEMENT AREA 2:** 44,447 S.F. ± (1.02 AC ±).
 - STORM WATER / STORM DRAIN EASEMENT:** TO BE MAINTAINED BY MAINTENANCE CORPORATION (2,143 S.F. 2).
 - NATURAL RESOURCE AREA OPEN SPACE:** Indicated by a dashed line and arrow.
 - EXISTING MATURE FOREST:** Indicated by a dashed line and arrow.
 - EXISTING MATURE FOREST:** Indicated by a dashed line and arrow.