



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

July 7, 2026
3:00 PM

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

MINUTES

A. Meeting Call to Order

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

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

Members absent: George Smiley, Jea Street

B. Approval of Minutes

Motion by Mr. Carter, **second** by Ms. Kilpatrick, to approve the minutes from June 16, 2026. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

R26- : TO RENAME A PORTION OF THE STREET KNOWN AS "ALBERTSON BOULEVARD," LOCATED NORTH OF KIRKWOOD HIGHWAY (DELAWARE ROUTE 2), EAST OF NEWPORT GAP PIKE (DELAWARE ROUTE 41) TO "CPL/1 MATTHEW "TY" SNOOK WAY"; [APPLICATION NO. 2026-0367](#); COUNCIL DISTRICT 9

Prime Sponsor(s): Mr. Sheldon

- i. Introduction by Mr. Sheldon
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

R26- : TO RENAME THE SUBDIVISION KNOWN AS "BALL FARM ESTATES" TO "MONTCHANIN ESTATES;" [APPLICATION NO. 2026-0389](#); COUNCIL DISTRICT 2

Prime Sponsor(s): Ms. Durham

- ii. Introduction by Ms. Durham
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

R26- : TO RENAME THE SUBDIVISION KNOWN AS "DALTONS MOBILE HOME PARK" TO "EVANS MOBILE HOME PARK" AND RENAME THE STREET KNOWN AS "DALTONS TRAILER PARK" TO "EVANS MOBILE HOME PARK;" [APPLICATION NO. 2026-0242](#); COUNCIL DISTRICT 7

Prime Sponsor(s): Mr. Smiley

- iii. Introduction by Ms. Kilpatrick.
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

D. Review/Discussion of Ordinance(s)

°25-164: AMENDING NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”) AND APPENDIX 6 RELATING TO THE STRUCTURE OF CERTAIN COUNTY COMMITTEES

Prime Sponsor(s): Ms. Durham

- i. Introduction by Ms. Durham with comments from Counsel to Council, Michael Migliore.
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-001: REVISE ZONING MAP: ST GEORGES HUNDRED, NORTHEASTERLY CORNER OF WALLACE ROAD AND DUPONT PARKWAY; REZONE TAX PARCELS 13-023.40-039 (221 GILBERT DR., OLIVERO SUBDIVISION), 13-023.40-041 (222 GILBERT DR., DAVID AND CARROW SUBDIVISION), 13-023.40-043 (220 GILBERT DR., DAVID AND CARROW SUBDIVISION), 13-023.40-044 (0 DUPONT PKY), 13-023.40-046 (103 WALLACE RD.), 13-023.40-047 (111 WALLACE RD.), 13-023.40-048 (109 WALLACE RD., OLIVERO SUBDIVISION) FROM NEIGHBORHOOD CONSERVATION (NC15) AND COMMERCIAL NEIGHBORHOOD (CN) TO SUBURBAN (S)

(The purpose of this County Council Initiated Rezoning and amendment to the 2022 Comprehensive Development Plan is to rezone tax parcel 13-023.40-039 (2.47 acres), part of tax parcel 13-023.40-041 (0.06 acres), part of tax parcel 13-023.40-043 (0.08 acres), tax parcel 13-023.40-044 (0.04 acres), tax parcel 13-023.40-046 (1.24 acres), tax parcel 13-023.40-047 (0.23 acres), and tax parcel 13-023.40-048 (0.17 acres) from CN to S; and to rezone part of tax parcel 13-023.40-041 (2.09 acres) and part of tax parcel 13-023.40-043 (0.96 acres) from NC15 to S as requested by the Council District’s Councilmember)

Prime Sponsor(s): Mr. Caneco

- i. Introduction by Mr. Caneco.
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-015: REVISE ZONING MAP: BRANDYWINE HUNDRED, SOUTHEASTERLY CORNER OF SILVERSIDE ROAD AND CONCORD PIKE; REZONE TAX PARCELS 06-051.00-056 (3602 SILVERSIDE RD., TALLEYVILLE TOWN CENTER), 06-051.00-072 (0 SILVERSIDE RD., WILMONT), 06-051.00-083 (3600 SILVERSIDE RD., WILMONT) FROM OFFICE NEIGHBORHOOD (ON) TO COMMERCIAL NEIGHBORHOOD (CN). (The Exploratory Minor Land Development Plan for Talleyville Town Shoppes Proposes to rezone part of tax parcel 06-051.00-056 (0.08 acres), tax parcel 06-051.00-072 (0.07 acres), and tax parcel 06-051.00-083 (0.81 acres) from ON to CN. (App. 2025-0569-S/Z)

Prime Sponsor(s): Ms. Durham

- i. Introduction by Ms. Durham
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-017: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 6 (“SIGN REGULATIONS) REGARDING ELECTRONIC VARIABLE MESSAGE SIGNS

Prime Sponsor(s): Mr. Tackett

- i. Introduction by Mr. Tackett with comments from Land Use General Manager, David Culver.
- ii. Comments from Council – None.

- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-018: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), ARTICLE 31 (“PROCEDURES AND ADMINISTRATION”), SECTION 40.31.340 (“NOTICE OF PUBLIC HEARINGS”) REGARDING NOTICE OF PUBLIC HEARINGS
Prime Sponsor(s): Mr. Tackett, Mr. Toole, Ms. Durham

- i. Introduction by Mr. Tackett with comments from Land Use General Manager, David Culver.
- ii. Comments from Council – Comments from Ms. Durham and Mr. Hollins, with responses from Land Use General manager, David Culver.
- iii. Comments from the public – Comments from Lisa Rice.
- iv. Vote – No vote was taken.

°26-025: COUNTY INITIATED REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 7 REGARDING THE FOLLOWING TAX PARCELS: NEW CASTLE HUNDRED: 10-014.10-001 (98 JAY DR., CHELSEA ESTS SEC 2), 10-014.30-103 (0 W ROOSEVELT AVE., WILM MANOR SEC B), 10-015.30-195 (909 MOORES LN., CASTLE HILLS SEC 4), 10-015.30-291 (11 GLEN AVE., SWANWYCK), 10-017.00-003 (251 CHURCHMANS RD., CHURCHMANS OFF COMP), 10-017.30-001 (0 IVY LN., IVYRIDGE), 10-019.20-222 (209 A MORRISON RD., PENN ACRES SEC 7), 10-019.30-121 (410 E ROOSEVELT AVE., PENN ACRES SEC 5), 10-019.30-175 (409 E ROOSEVELT AVE., PENN ACRES SEC 6), 10-019.40-424 (47 CONSTITUTION BLVD., JEFFERSON FARMS SC 1), 10-019.40-548 (60 CONSTITUTION BLVD., JEFFERSON FARMS SC 1), 10-019.40-549 (60 CONSTITUTION BLVD., JEFFERSON FARMS SC 1), 10-020.10-069 (17 ARDEN AVE., CASTLE HILLS SEC 1), 10-020.10-235 (19 ARDEN AVE., CASTLE HILLS SEC 2), 10-020.30-042 (441 MOORES LN., NEW CASTLE COUNTY), 10-023.00-001 (41 DUNSINANE DR., WHITEHALL), 10-023.00-009 (0 DUNSINANE DR., THE VILLAS), 10-023.10-001 (11 W EDINBURGH DR., COVENTRY SEC 1), 10-023.20-101 (0 PRESTWICK DR., PRESTWICK), 10-025.10-314 (200 W UNIVERSITY AVE., PENN ACRES SOUTH), 10-025.20-094 (50 NOTRE DAME AVE., WILM MANOR GDNS SC A), 10-029.00-007 (290 CHRISTIANA RD.), 10-029.20-173 (20 RAMBO TER., WILLEY SUBD), 10-029.20-191 (1 A W BALBACH AVE., RAMBLETON ACRES SC 4), 10-029.20-236 (20 RAMBO TER., WILLEY SUBD), 10-029.30-142 (31 BERKELY WAY., CAMBRIDGE GARDENS), 10-029.30-173 (115 APPLEBY RD., CAMBRIDGE GARDENS), 10-029.30-256 (270 WILTON BLVD., WILTON SEC 4), 10-029.40-015 (2 MCGAUGHY DR., RAMBLETON ACRES SC 3), 10-029.40-036 (1 A MCGAUGHY DR., RAMBLETON ACRES SC 3), 10-029.40-116 (625 OLD FORGE RD., WILTON SEC 2), 10-029.40-268 (625 OLD FORGE RD., WILTON SEC 6), 10-029.40-291 (31 BERKELY WAY., WILTON SEC 9), 10-030.00-051 (0 OFF PARKWAY CIR.), 10-030.10-032 (20 RAMBO TER., RAMBLETON ACRES SC 2), 10-030.10-033 (20 RAMBO TER.), 10-039.20-031 (35 PAXTON LN., BUCKLEY SEC 1), 10-039.20-116 (35 PAXTON LN., BUCKLEY SEC 2), 10-039.20-135 (35 PAXTON LN., BUCKLEY SEC 2), 10-039.20-136 (35 PAXTON LN., BUCKLEY SEC 2), 10-039.20-164 (35 PAXTON LN., BUCKLEY SEC 2), 10-039.20-225 (35 PAXTON LN., BUCKLEY SEC 3), 10-039.40-005 (35 PAXTON LN., BUCKLEY SEC 3), 10-039.40-012 (35 PAXTON LN., BUCKLEY IV), 10-043.40-001 (27 W CLAIRMONT DR., GLENDALE), 10-044.30-090 (4 REGAL BLVD., KINGS CROFT), 10-049.00-033 (0 BEAR CORBITT RD., GARWOOD), 10-049.00-085 (0 GARWOOD DR., GARWOOD), 10-049.20-024 (0 SUGARBERRY DR., RUTLEDGE), 10-049.20-299 (0 TERRY CT., RUTLEDGE SEC II); APPLICATION NO. 2026-0171-Z

Prime Sponsor(s): Mr. Smiley

- i. Introduction by Ms. Kilpatrick
- ii. Comments from Council – Comments from Ms. Durham and Ms. Kilpatrick.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-026: COUNTY INITIATED REZONING-TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 5, COUNCIL DISTRICT 9, AND COUNCIL DISTRICT 11 REGARDING THE FOLLOWING TAX PARCELS: PENCADER HUNDRED: 09-

037.00-149 (55 CHRISTIANA XING., WOODLAND RUN), 09-040.10-015 (8 WOODLAND RUN DR., WOODLAND RUN), 11-004.40-058 (95 N HUNTER FORGE RD., ACADEMY HILL PH I), 11-005.40-143 (41 SANFORD DR., ROBSCOTT MANOR SEC 2), 11-006.10-071 (22 GILL DR.), 11-006.40-084 (0 CAMPFIELD RD., SCOTTFIELD SEC 1), 11-008.00-164 (17 KNIGHTS XING., BEAULIEU), 11-008.20-001 (95 N HUNTER FORGE RD., VILL OF SANDY BRAE), 11-009.00-030 (55 WELSH TRACT RD.), 11-009.00-048 (0 S COLLEGE AVE., IRON HILL), 11-009.00-056 (0 WHITTAKER RD., IRON HILL), 11-013.00-015 (1337 OLD BALTIMORE PIKE., IRON HILL MUSEUM), 11-013.00-122 (0 WHITTAKER RD., IRON HILL), 11-013.20-104 (0 LYNAM LOOKOUT DR., PRES AT LAFAYETTE HILL), 11-013.20-121 (0 DONALD PRESTON DR., PRES AT LAFAYETTE HILL), 11-014.40-012 (2070 RIVERS DR., WHITEWOOD VILLAGE), 11-015.10-045 (295 E FLAGSTONE DR., GRAY ACRES), 11-017.40-092 (25 KAYAK CT., FOUR SEASONS), 11-040.00-002 (3180 OLD COUNTY RD., ARTESIAN WATER CO) ; WHITE CLAY CREEK HUNDRED: 09-015.40-123 (0 INGLESIDE RD., STAFFORD II), 09-033.00-031 (24 UPLAND CT., BREEZEWOOD), 09-033.00-033 (24 UPLAND CT., BREEZEWOOD SEC II), 09-033.00-038 (475 GENDER RD., BREEZEWOOD SEC III), 09-033.10-289 (0 S SKYWARD DR., BREEZEWOOD), 09-033.20-073 (499 GENDER RD., GENDER WOODS), 09-033.20-074 (545 GENDER RD., GENDER WOODS), 09-037.00-149 (55 CHRISTIANA XING., WOODLAND RUN), 09-037.30-124 (4 BUTTONWOOD CT., WOODLAND RUN), 09-037.30-132 (20 BUTTONWOOD CT., WOODLAND RUN), 09-040.10-015 (8 WOODLAND RUN DR., WOODLAND RUN), 11-014.40-012 (2070 RIVERS DR., WHITEWOOD VILLAGE); APPLICATION NO. 2026-0173-Z
Prime Sponsor(s): Ms. George, Mr. Sheldon, Mr. Tackett

- i. Introduction by Mr. Tackett.
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-031: COUNTY INITIATED REZONING - TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 1 REGARDING THE FOLLOWING TAX PARCELS: CHRISTIANA HUNDRED: 07-038.30-011 (405 S WOODWARD AVE., WOODWARD SUBD), 07-038.30-161 (309 S WOODWARD AVE., EASTBURN ETAL SUBD), 07-039.30-002 (506 ELSMERE AVE., RICHARDSON PARK), 07-041.30-014 (102 A ROTHWELL DR., GLEN BERNE ESTATES), 07-041.40-099 (506 KIAMENSI RD., GLEN BERNE ESTATES), 07-042.10-040 (0 BOXWOOD RD.), 07-042.10-041 (1004 AHLERS BLVD.), 07-042.10-049 (1005 AHLERS BLVD.), 07-042.10-050 (0 BOXWOOD RD., WOODCREST ESTATES), 07-042.30-091 (299 CLEVELAND AVE., WESTVIEW), 07-043.30-035 (102 MIDDLEBORO RD., BANNING PARK), 07-046.10-066 (13 PETRO DR., RED CREEK ACRES), 07-046.40-016 (140 SEARS BLVD., PLEASANT HILLS ESTS), 07-047.10-053 (2 DELAWARE AVE., TUXEDO PARK), 08-045.10-199 (905 KIAMENSI RD.); MILL CREEK HUNDRED: 07-041.30-014 (102 A ROTHWELL DR., GLEN BERNE ESTATES), 07-046.10-066 (13 PETRO DR., RED CREEK ACRES), 07-046.40-016 (140 SEARS BLVD., PLEASANT HILLS ESTS), 08-044.40-107 (4509 SHADY DR., KLAIR ESTATES SEC B), 08-044.40-242 (4421 SHARON DR., KLAIR ESTATES SEC D), 08-044.40-266 (4421 SHARON DR., MARSHALLTON HEIGHTS), 08-044.40-304 (0 SHERMAN AVE., KIAMENSI GARDENS ADD), 08-044.40-305 (4400 ROSLYN DR., ROLLING HILLS), 08-045.10-199 (905 KIAMENSI RD.), 08-045.30-248 (0 GRAYLING CT., GRAYLING), 08-045.30-261 (1000 KIAMENSI RD., FORD SUBD), 08-049.40-074 (10 ANNE PL., EASTBURN ACRES SEC 2), 08-050.10-176 (2005 TELEGRAPH RD., DELPARK MANOR), 08-050.20-165 (12 CYPRESS AVE., WESTFIELD), 08-050.20-371 (0 MITCH RD.), 08-051.10-093 (203 BINSTED AVE., KIAMENSI GARDENS), 08-055.20-124 (2005 OAK ST., EASTBURN ACRES SEC 2), 08-055.20-167 (2005 OAK ST., ENGLISH CREEK II), 08-055.20-185 (0 NICHOLAS CT., ENGLISH CREEK II); NEW CASTLE HUNDRED: 10-023.00-009 (0 DUNSINANE DR., THE VILLAS), 10-028.00-025 (400 CHRISTIANA RD., GREENE SUBD), 10-028.00-041 (0 E MAIN ST.), 10-029.30-299 (145 WEDGEFIELD DR., WILTON SEC 10), 10-029.30-300 (170 APPLEBY RD., WILTON SEC 10), 10-033.20-043 (0 SCHOOL BELL RD., JAMESTOWNE), 10-034.10-080 (14 LAURIE CT., JAMESTOWNE), 10-034.10-081 (0 OFF JAMESTOWNE DR., JAMESTOWNE), 10-034.10-093 (945 OLD FORGE RD.,

WILTON SEC 10); WHITE CLAY CREEK HUNDRED: 09-023.00-048 (709 N BROWNLEAF RD., GALLAHER SCHOOL PARK), 09-023.00-049 (709 N BROWNLEAF RD., GALLAHER SCHOOL PARK), 09-023.10-001 (2 BROOKBEND DR., BROOKBEND), 09-023.10-002 (2 BROOKBEND DR., BROOKBEND), 09-030.30-091 (2008 POINT HAMLET RD., CHRISTIANA VILLAGE), 09-030.30-145 (70 BIRCHBROOK DR., CHRISTIANA VILLAGE), 09-030.30-180 (75 BIRCHBROOK DR., CHRISTIANA VILLAGE), 10-028.00-025 (400 CHRISTIANA RD., GREENE SUBD); APPLICATION NO. 2026-0169

Prime Sponsor(s): Mr. Toole

- i. Introduction by Mr. Toole.
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

°26-032: COUNTY INITIATED REZONING TO REVISE THE NEW CASTLE COUNTY ZONING MAPS IN COUNTY COUNCIL DISTRICT 4 REGARDING THE FOLLOWING TAX PARCELS: BRANDYWINE HUNDRED: 06-149.00-017 (4014 GOVERNOR PRINTZ BLVD) FROM INDUSTRIAL (I) TO PUBLICLY CONSERVED LAND AND PARKS (P); APPLICATION NO. 2026-0170

Prime Sponsor(s): Mr. Hollins

- i. Introduction by Mr. Hollins.
- ii. Comments from Council – None.
- iii. Comments from the public – None.
- iv. Vote – No vote was taken.

E. Presentations

F. Other

G. Public Comment

H. Adjournment

Motion by Mr. Carter, **second** by Ms. George, to adjourn the **Land Use Committee Meeting**. The motion was approved, and the meeting was adjourned at 3:32 PM.