

## AGENDA

### NEW CASTLE COUNTY DEPARTMENT OF LAND USE AND PLANNING BOARD PUBLIC HEARING

Tuesday, January 6, 2026

**NOTE: Planning Board public hearings are held in-person in the New Castle Room of the Government Center at 87 Reads Way, New Castle, DE, unless otherwise specified, and are open for public attendance. In accordance with 29 Del. C. Section 10006A, public hearings may also be attended virtually utilizing Zoom Webinar (see below). The Board will accept public testimony or comments both in person and via Zoom during this hearing.**

Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

**ZOOM Webinar log-in beginning at 6:55 P.M.  
Log-in information for this meeting is as follows:**

When: January 6, 2026

Topic: Planning Board Public Hearing

**Please click the link below to join the webinar:**

[https://us02web.zoom.us/j/85940135021?pwd=SYyITxmIA-nuiA3BWxG5r7fMPkHLpA.gLLiMfj5\\_eE\\_acf5](https://us02web.zoom.us/j/85940135021?pwd=SYyITxmIA-nuiA3BWxG5r7fMPkHLpA.gLLiMfj5_eE_acf5)

Passcode:790991

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Join via audio:

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Webinar ID: 859 4013 5021

Passcode: 790991

*The order in which the applications are listed is subject to change.*

## AGENDA

**2022-0823-SZ**, Ord. 25-146, **Sunset Lake Properties LLC**. East side of Sunset Lake Road, 500 feet south of Old Baltimore Pike. Combine tax parcel 11-014.00-048 and 11-014.00-083 into one lot, rezone from ST to I and construct two proposed warehouse buildings with associated improvements. I and ST Zoning. CD 5. Pencader Hundred.

**2025-0721-Z**, Ord. 25-160, **County Council District 3 – Rezoning of County-Owned Land to P-**

**Zoning.** County initiated rezoning- To Revise the New Castle County Zoning Maps in County Council District 3 regarding the following Tax Parcels:

Tax Parcel	Address	Tax Parcel	Address
0804700072	170 POSSUM HOLLOW RD	0801320046	0 DEERGRASS RD
0804700124	0 BRIGGS LN	0801320083	32 BASIL CT
0805340011	16 ST REGIS DR	0801340038	47 STATEN DR
0805340049	21 ST REGIS DR	0801340048	27 STATEN DR
0803620001	4901 MERMAID BLVD	0801220121	513 HEMINGWAY DR
0803730015	5134 NEW KENT RD	0801330013	4129 MILL CREEK RD
0803730015	5134 NEW KENT RD	0801330013	4129 MILL CREEK RD
0804210236	9 WARE RD	0801330039	4089 MILL CREEK RD
0804220029	9 WARE RD	0801330074	1800 BRACKENVILLE RD
0804240255	0 UPPER PIKE CREEK RD	0801910074	100 RAMUNNO CIR
0802500008	0 MILL CREEK RD	0800700042	1023 VALLEY RD
0802500011	3850 MILL CREEK RD	0800700049	4338 MILL CREEK RD
0802000150	0 OFF HOBSON DR	0800740124	623 YORKLYN RD
0802030032	115 WESTGATE DR	0800740124	623 YORKLYN RD
0802040021	104 OLDBURY DR	0800830100	7259 LANCASTER PIKE
0802040028	112 ALEXIS CT	0800830102	7259 LANCASTER PIKE
0802630127	200 WHITEKIRK DR	0801200041	740 EVANSON RD
0802630176	200 WHITEKIRK DR	0801230001	188 A THOMPSON DR
0801730004	3 WELWYN RD	0802410121	9 JARRELL FARMS DR

**2025-0722-Z**, Ord. 25-161, **County Council District 3 & 9 – Rezoning of County-Owned Land to P-Zoning.** County initiated rezoning- To Revise the New Castle County Zoning Maps in County Council Districts 3 and 9 regarding the following Tax Parcels:

Tax Parcel	Address	Tax Parcel	Address
0803520079	585 POLLY DRUMMOND HIL RD	0803300012	0 FAULKLAND RD
0803520080	103 WREN WAY	0803330098	2400 CEDAR AVE
0803540003	0 MOURNING DOVE DR	0903300033	24 UPLAND CT
0803540071	0 MOURNING DOVE DR	0902810220	127 GARRETT RD
0803540073	0 WREN WAY	0903320073	499 GENDER RD
	0 MOURNING		

0803540124	DOVE DR	0903320074	545	GENDER RD
0804100026	101 FOX DEN RD	1100620166	0	SCOTTFIELD DR
0804120092	391 POLLY DRUMMOND HIL RD	0902140069	110	OLD NEWARK RD
0804200013	273 POLLY DRUMMOND HIL RD	0902140256	50	DURHAM CT
0804700072	170 POSSUM HOLLOW RD	0902230411	0	LISBETH RD
0804700072	170 POSSUM HOLLOW RD	0902230412	0	E CHEROKEE DR
0804700072	170 POSSUM HOLLOW RD	0902230422	0	E CHEROKEE DR
0805300050	331 DELAPLANE AVE	0901730046	139	W RUTHERFORD DR
0803700035	3700 LIMESTONE RD	0901730187	0	HARMONY CREST DR
0804330005	5439 CRESTLINE RD	0901740149	121	E RUTHERFORD DR
0804330019	5434 CRESTLINE RD	0902310203	801	PRIDES XING
0804310041	3007 RIDGEVALE RD	0902310232	801	PRIDES XING
0804800045	0 UPPER PIKE CREEK RD	0901520027	136	N DILLWYN RD
0804820231	7 CREEK XING	0901630167	136	N DILLWYN RD
0804820247	19 TAYLORS MILL LN	0806000007	148	FAIRWAY RD
0804930008	122 ROCKROSE DR	0806000007	148	FAIRWAY RD
0806020118	120 LONGVIEW DR	0806010018	1600	MELROSE PLACE DR
0806020119	122 LONGVIEW DR	0806010018	1600	MELROSE PLACE DR
0806020121	121 LONGVIEW DR	0806030005	21	MARY ELLA DR
0806020146	115 PHYLLIS DR	0806030005	21	MARY ELLA DR
0806020146	115 PHYLLIS DR	0901700028	0	TAMARA CIR
0806020148	127 LONGVIEW DR	0901700028	0	TAMARA CIR
0806020149	125 LONGVIEW DR	0901030001	0	SHEFFIELD MANOR DR
0806020150	123 LONGVIEW DR	0901030001	0	SHEFFIELD MANOR DR
0806020152	0 OFF LONGVIEW DR	0901030066	74	GREEN RIDGE RD
0803200013	2920 DUNCAN RD	0901030066	74	GREEN RIDGE RD
0803720105	1225 ARUNDEL DR	0901640017	27 A	OLD MANOR RD
0803720106	1401 ARUNDEL DR	0901620028	52 A	MILLWRIGHT DR
0803810001	1230 ARUNDEL DR	0901620091	22 A	GRISTMILL LN
0803720329	19 A ASCENSION DR	0806020090	315	DARWIN DR
0803810127	1103A HIGHGATE RD	0806020116	132	LONGVIEW DR

0803830388	2446 W ERIC DR	0806020120	134 LONGVIEW DR
0804320178	1802 MILLTOWN RD	0802640042	2518 MILL CREEK RD
0804340320	2010 MARLBORO DR	0803210064	2626 MILL CREEK RD
0804340377	2510 GRENDON DR	0803240014	2815 DUNCAN RD
0804410278	2446 W ERIC DR	0803220111	212 LISTER DR
0804920013	2616A WHITMAN DR	0803820290	55 A ST JOHN DR
0804920045	2609 WHITMAN DR	0803820328	48 A ST JOHN DR
0804330158	2660 LONGFELLOW DR	0803820045	2609 SHERWOOD DR
0804340014	2660 LONGFELLOW DR	0703440236	2161 ELDER DR
0804340015	2661 LONGFELLOW DR	0703440293	2101 INMAN DR
0804430382	4998 E WOODMILL DR	0703510042	2130 FAULKLAND RD
0703720250	250 GREENBANK RD	0703510042	2130 FAULKLAND RD
0703430070	0 NEWELL DR	0703720001	2161 ELDER DR
0803300008	3300 FAULKLAND RD	0703720251	323 GREENBANK RD
0803300008	3300 FAULKLAND RD	0703720257	319 GREENBANK RD
0803300008	3300 FAULKLAND RD	0703440534	2130 FAULKLAND RD
0803300012	0 FAULKLAND RD	0703440537	613 ARMSTRONG AVE

**2025-0723-Z**, Ord. 25-159, **County Council District 11 – Rezoning of County-Owned Land to P-Zoning**. County initiated rezoning- To Revise the New Castle County Zoning Maps in County Council District 11 regarding the following Tax Parcels:

Tax Parcel	Address	Tax Parcel	Address
0904110303	42 CHARLES CT	1103200259	209 BENJAMIN BLVD
1004320155	0 CANARY DR	1103200259	209 BENJAMIN BLVD
1004320156	0 CANARY DR	1103300276	6 MABEL LN
0904010015	8 WOODLAND RUN DR	1103800247	0 OFF CLIFTON DR
1101500011	624 SALEM CHURCH RD	1104220147	13 VISCAYA CT
1101510045	295 E FLAGSTONE DR	0902910380	0 REGAL CT
1101900013	0 SALEM CHURCH RD	0902910475	14 SPECTRUM DR
1101900055	0 SALEM CHURCH RD	0903400015	0 OFF OLD BALTIMORE PIKE

1101930169	0 BECKS WOODS DR	0903400042	99 WOODSHADE DR
1101940047	28 BRADLEY DR	0903420058	8 SCREVEN PL
1102200014	2199 PULASKI HWY	0904010015	8 WOODLAND RUN DR
1102700027	219A FORRESTAL DR	0904040020	115 CREEKSIDE CT
1103100004	54 STARDUST DR	0904110277	48 BIRCHGROVE RD
1103100216	54 STARDUST DR	0904110303	42 CHARLES CT
1103200001	210 BENJAMIN BLVD	1101500011	624 SALEM CHURCH RD

Considerations of rezonings may include zones other than those specified in the ordinances, and considerations for all other applications, including text amendments, may include changes other than those specified or requested in the proposals. Time limitations will be imposed on speakers. Information on all applications is available for public review at [www.newcastlede.gov/lu](http://www.newcastlede.gov/lu). For all additional information contact the Department of Land Use, Monday – Friday from 8:00 A.M. to 4:00 P.M., by phone: 302-395-5400, or by email: [\[email protected\]](#).

Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, call 395-5400 (TT/TRY/T.D.: D.S., 1-800-232-5460) at least five business days before the meeting/hearing.

Robert Snowden, Acting Planning Board Chair  
Land Use General Manager

David Culver,

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The Planning Board will hold a business meeting on January 20, 2026, at 9 a.m. to consider the above applications.

Please visit the [Planning Board webpage](#) for additional information on upcoming Planning Board meetings.