

Historic Centreville Delaware \* Brandywine Valley

**CENTREVILLE CIVIC ASSOCIATION**

P.O. Box 4011, Wilmington, DE 19807



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May 28, 2024

The Honorable Karen Hartley Nagle, President  
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The Honorable David Tackett  
The Honorable Brandon Tolle

New Castle County Council  
800 N. French Street  
Wilmington, DE 19801

Re: New Castle County Council Resolution No. R24-072

Dear President Nagel and Members of New Castle County Council,

Please accept this letter on behalf of the Centreville Civic Association (CCA) concerning the recent passage of NCC Council Resolution No. R24-072 amending the Centreville Community Redevelopment Plan and Manual of Design Guidelines to Create a Cottage Community Development Option. The Centreville Civic Association is a non-profit corporation of Delaware whose purpose is to “encourage, promote

civic improvement and community welfare in the community of Centreville, DE.” CCA Bylaws, Art. II, Sec. 2.01.

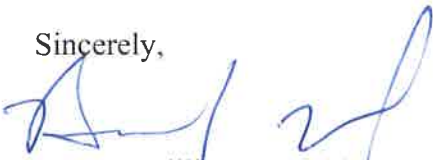
In January 2024, I sent a letter in support of a proposed pocket community on a parcel of land located at 5719 Kennett Pike. At the time the letter was written, conceptual drawings for the proposed pocket community were shared with myself and three other Board members of the CCA. It was my understanding at the time the letter was written that the plans for the proposed pocket community were limited to only one parcel of land and were in the very early, conceptual stages and that additional levels of approval would be required, and that further notice would be provided to the residents of Centreville before such approval would be granted.

Since then, my letter of January 2024 has been interpreted and perceived as providing support by the Centreville Civic Association (CCA) for Resolution No. R24-072. That perception is incorrect and misplaced.

Formal notice of the New Castle County Council meeting of February 27, 2024 was not provided to the CCA and at no time prior to the meeting was the CCA Board provided with the proposed resolution amending the Centreville overlay. To be clear, the Board of Directors of the CCA was never provided with notice of Resolution No. R24-072 and never provided the opportunity to review the proposed amendment prior to the New Castle County Council meeting of February 27, 2024.

Since the beginning of April 2024, it has become known to the CCA Board that there is widespread opposition among the residents of the Centreville community for the amendment to the Centreville overlay that allows for the development of a pocket community. With this knowledge and now having the opportunity to review and discuss the language of Resolution No. R24-072, the Board of the CCA - as a whole - has voted to retract the support provided in my January 2024 providing support for a pocket community in Centreville and seeks to clarify that at no time did the CCA Board ever deliberate or vote on the passage of Resolution No. R24-072.

Sincerely,



Bayard Williams, President