



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

February 17, 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

- Ms. Kilpatrick called the meeting to order at 3:30 PM.

Present: Kevin Caneco, David Carter, John Cartier, Dee Durham, Valerie George, Penrose Hollins, George Smiley, Jea Street, Brandon Toole, Monique Williams-Johns

Absent: Timothy Sheldon, David Tackett

B. Approval of Minutes

- Motion by Mr. Smiley, seconded by Mr. Carter, to approve the minutes from Feb. 3, 2026. The minutes were approved by voice vote.

- Ms. Kilpatrick motioned to go out of order to Other on the agenda. The motion passed.

C. Review/Discussion of Resolution(s)

R26- : TO TERMINATE THE DECLARATION OF RESTRICTIONS FOR PROPERTY LOCATED ON THE WESTERN SIDE OF SUMMIT BRIDGE ROAD TAX PARCEL NUMBERS 23-028.00-243 AND 23-028.00-244; [APPLICATION NO. 2025-0659-D](#); COUNCIL DISTRICT 6
Prime Sponsor(s): Mr. Carter

- Ms. Kilpatrick read the resolution.
- Mr. Carter explained the background of the resolution.
- Comments from Council: None

D. Review/Discussion of Ordinance(s)

-None

E. Presentations

-None

F. Other

- Mr. Hollins, Mr. Cartier and Ms. Kilpatrick spoke about their experiences with, and the passing of Rev. Jesse L Jackson Sr.
- Mr. Street spoke about his experiences with and the passing of Rev. Jesse L. Jackson Sr., and asked the Council to take a moment of silence.
- Ms. Kilpatrick called for a moment of silence.

- Mr. Smiley proposed the Council take a Council picture. Ms. Williams-Johns made comments about taking the pictures.
- Mr. Carter made a motion to take a Council picture. It was second and passed.

- Mr. Smiley motioned to return to regular order. It was seconded and passed.

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 3:48 PM.

Summit Bridge Road Parcels Middletown, DE

County Council: Land Use Committee Meeting

App No. 2025-0659

February 17, 2026

7.00-150

23-028.00-002
Springmill
Park

WINDMILL LN

23-028.00-001

SPRINGMILL DR

WHISPERING TRL

23-028.00-091

POPLAR WAY

SOMERSET DR

23-001.00-142

23-001.00-141

23-028.00-003

23-002.00-276

23-001.00-085

23-002.00-085

COUPLES CT

SNEATH CT

POPLAR CONVEY DR

HOGAN CT

SUSIE CT

JACKIE CT

BEISY KAWES DR

SIMPSON PL

WILLINGTON WAY

CRENSHAW CT

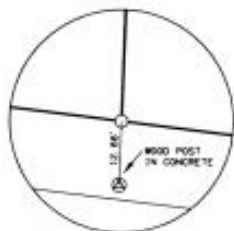
W SARAZEN DR



1. **Use.** Use of the Premises shall be limited to that permitted in C-1 and C-2 districts, except that the Premises may also be used for the sale of automobiles, including trucks.
2. **Height.** The height of a building or structure hereafter erected or altered shall not exceed three (3) stories or forty-five (45) feet.
3. **Set Back.** Each story or part of a building hereafter erected or altered shall be set back from the line of the street on which the building fronts by at least forty (40) feet.
4. **Rear Yard.** The minimum depth of the rear yard shall be at least twenty (20) feet.
5. **Side Yard.** No side yard is required along the southern side lot line of the Premises, which is adjacent to other property of Shallcross that is currently zoned C-3. Along the northern side lot line of the Premises, which is adjacent to land that is currently zoned R-2, the minimum width of the side yard shall be at least twenty (20) feet.
6. **Access.** No new entrances or exits onto Route 896 will be established, and access to the Premises shall be gained solely through adjacent property of Shallcross to the south of the Premises.
7. **Signage.** No advertising signs, as defined in Section 23-74(f) of the New Castle County Zoning Code, shall be permitted, erected or used on the Premises. Nothing herein shall be construed to prohibit the erection or use on the Premises of business signs, as defined in Section 23-74(e) of the New Castle County Zoning Code.
8. **Amendment.** The foregoing Real Covenants are hereby imposed for the benefit of New Castle County, a political subdivision of the State of Delaware, its successors and assigns, and may not be altered, amended or modified, in whole or in part, without the approval of the County Council of New Castle County, its successors and assigns.



DETAIL "A"



DETAIL "B"

IRON PIPE SET
REBAR SET
CONCRETE MONUMENT FOUND
UTILITY POLE

BASE OF BEARING SYSTEM
RECORD MAJOR LAND DEVELOPMENT PLAN
OF SUMMIT PLATA-MIDDELTOWN 10.0845

N.O.F.
LANDS OF
VIOLA B. CARTER

PARCEL 2
AREA = 1.000 ACRE
13-017.00-072
(PARCEL A - MICROFILM NO. 8411)

PARCEL 3
AREA = 1.000 ACRE
13-017.00-088
(PARCEL B - MICROFILM NO. 8412)

PARCEL 1
AREA = 3.4435 ACRES
13-017.00-008

PARCEL 6
AREA = 1.1185 ACRES
13-017.00-031

PARCEL 5
AREA = 1.0062 ACRES
13-017.00-032

PARCEL 4
AREA = 1.3272 ACRES
13-021.00-006

PARCEL 7
AREA = 0.1854 ACRE
SP020.64'S

N.O.F.
LANDS OF
MIDDLETOWN ASSOCIATES
MICROFILM NO. 8408

N.O.F.
LANDS OF
LOGGLO'S SEAFOOD INC.
NEW CASTLE COUNTY

CONRAIL

CENTERLINE OF EXISTING TRACK
(FORMERLY DELAWARE BRANCH OF THE PENNSYLVANIA RAILROAD)

TOWN OF MIDDLETOWN



LOCATION MAP

SCALE: 1" = 1/4"

PLAN DATA

- EXISTING ZONING: • OR (NEW CASTLE COUNTY)
- TAX PARCEL NO.: • 013-022.00-006, 013-017.00-005, 031, 032, 072, 088
- PROPOSED ZONING: • C3 (TOWN OF MIDDLETOWN)
- SANITARY SEWER: • TOWN OF MIDDLETOWN SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DIVISION OF PUBLIC HEALTH, AND THE TOWN OF MIDDLETOWN. SEWER SHALL BE PRIVATELY MAINTAINED.
- STORM DRAINAGE: • ALL ON-SITE DRAINAGE FACILITIES SHALL BE PRIVATE MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE MIDDLETOWN DRAINAGE CODE, DELAWARE SEDIMENT AND STORMWATER REGULATION 1991.
- WATER SUPPLY: • TOWN OF MIDDLETOWN SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DIVISION OF PUBLIC HEALTH, AND THE TOWN OF MIDDLETOWN. WATER SHALL BE PRIVATELY MAINTAINED.
- ELECTRIC: • TOWN OF MIDDLETOWN SUBJECT TO THE TOWN'S APPROVAL.
- OWNER: • NUCAR MIDDLETOWN L.L.C.
174 N. DUPONT HIGHWAY
NEW CASTLE, DE 19720
PHONE: 302-322-8436, FAX: 302-322-1759
- SITE ACREAGE: • 8.0808 +/- AC.

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPERTIES TO BE MADE AN INTERNAL PART OF THE TOWN OF MIDDLETOWN

ANNEXATION PLAN

PREPARED FOR
NUCAR MIDDLETOWN LIMITED LIABILITY Co.
FOR PROPERTY KNOWN AS
NUCAR MIDDLETOWN
ALSO KNOWN AS **5200 SUMMIT BRIDGE ROAD**
SITUATE IN:

ST. GEORGES HUNDRED
NEW CASTLE COUNTY • STATE OF DELAWARE

SCALE: 1" = 60'

DATE: 17 DECEMBER 1999



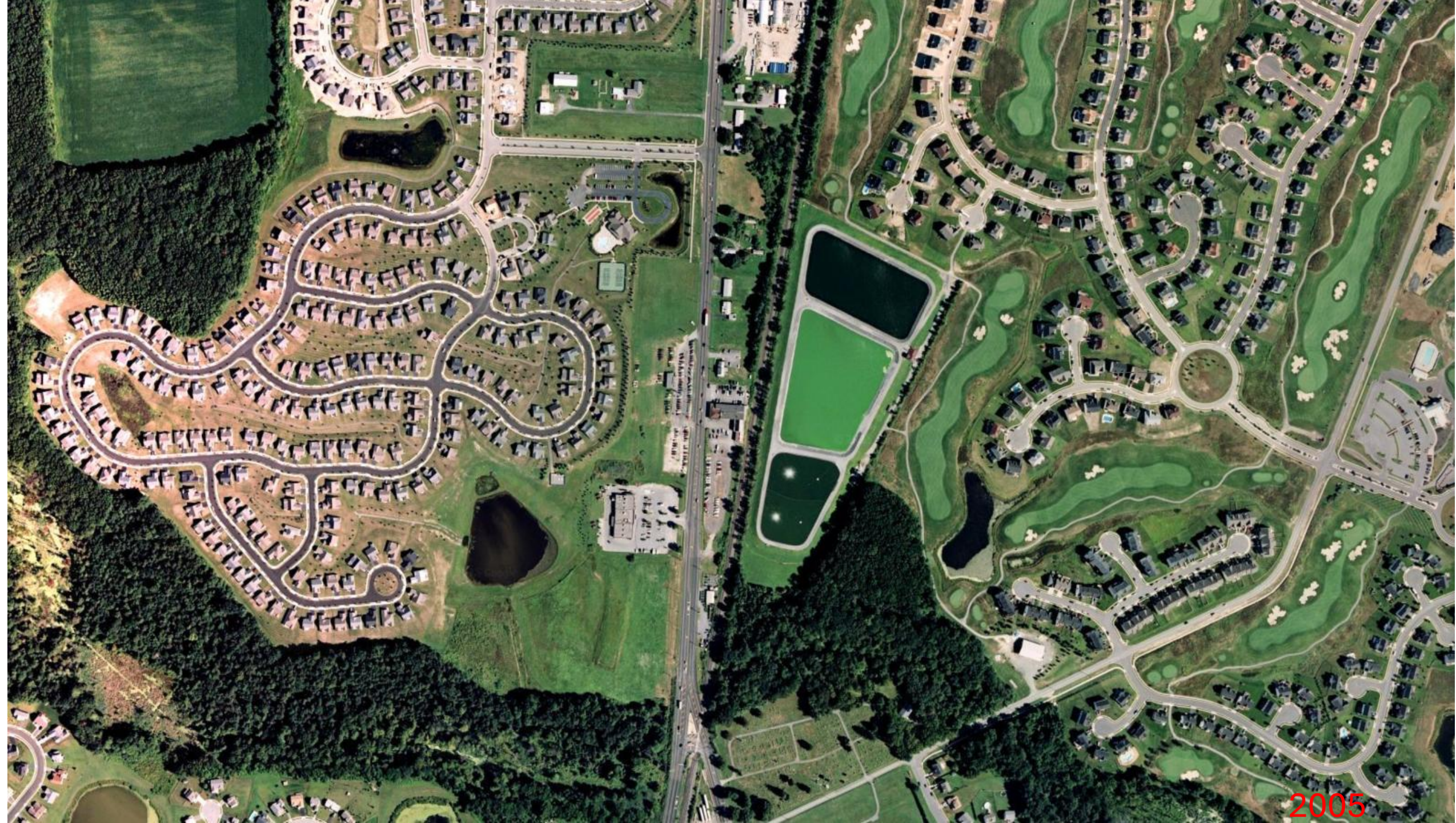
2001



1982

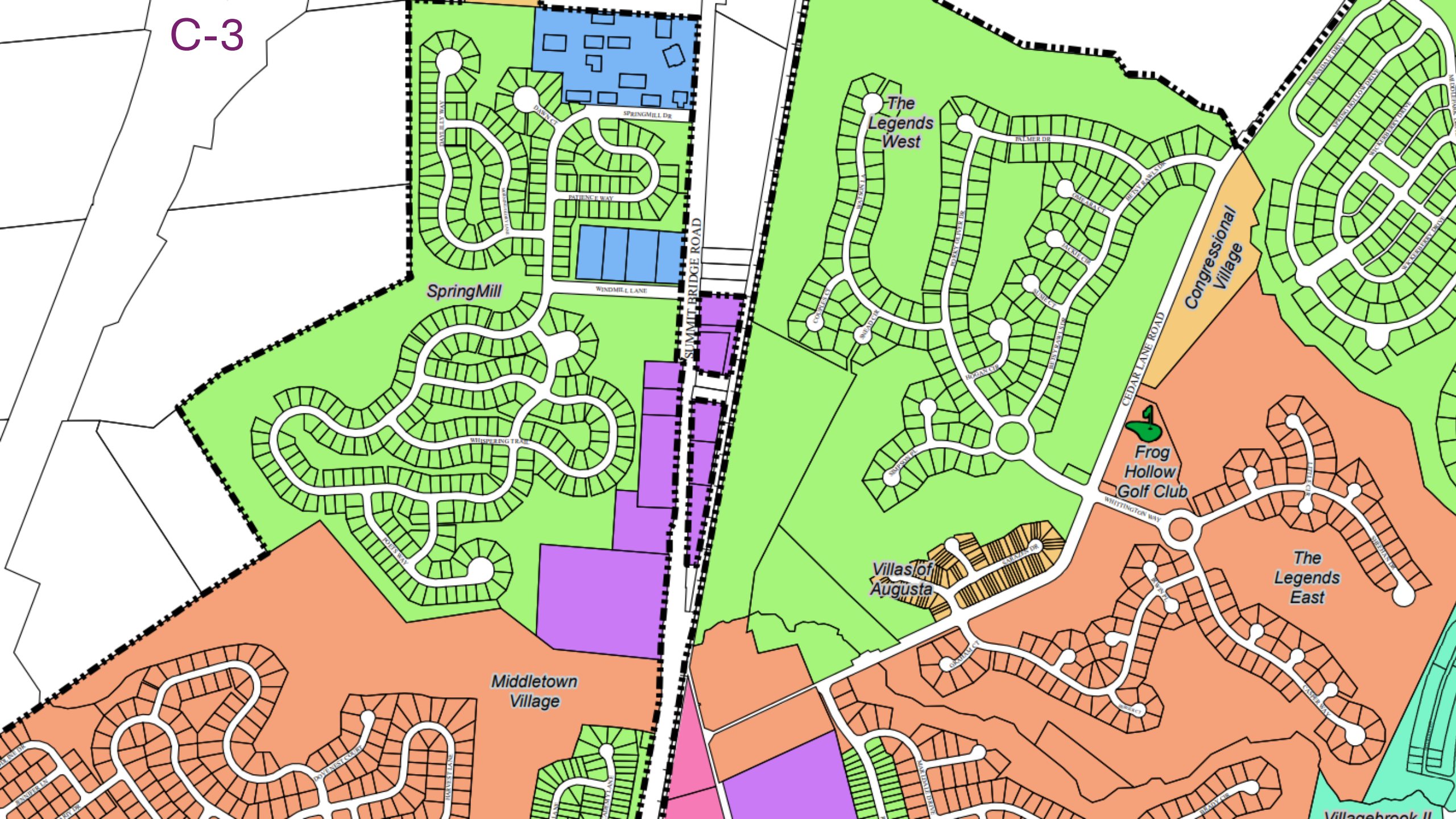


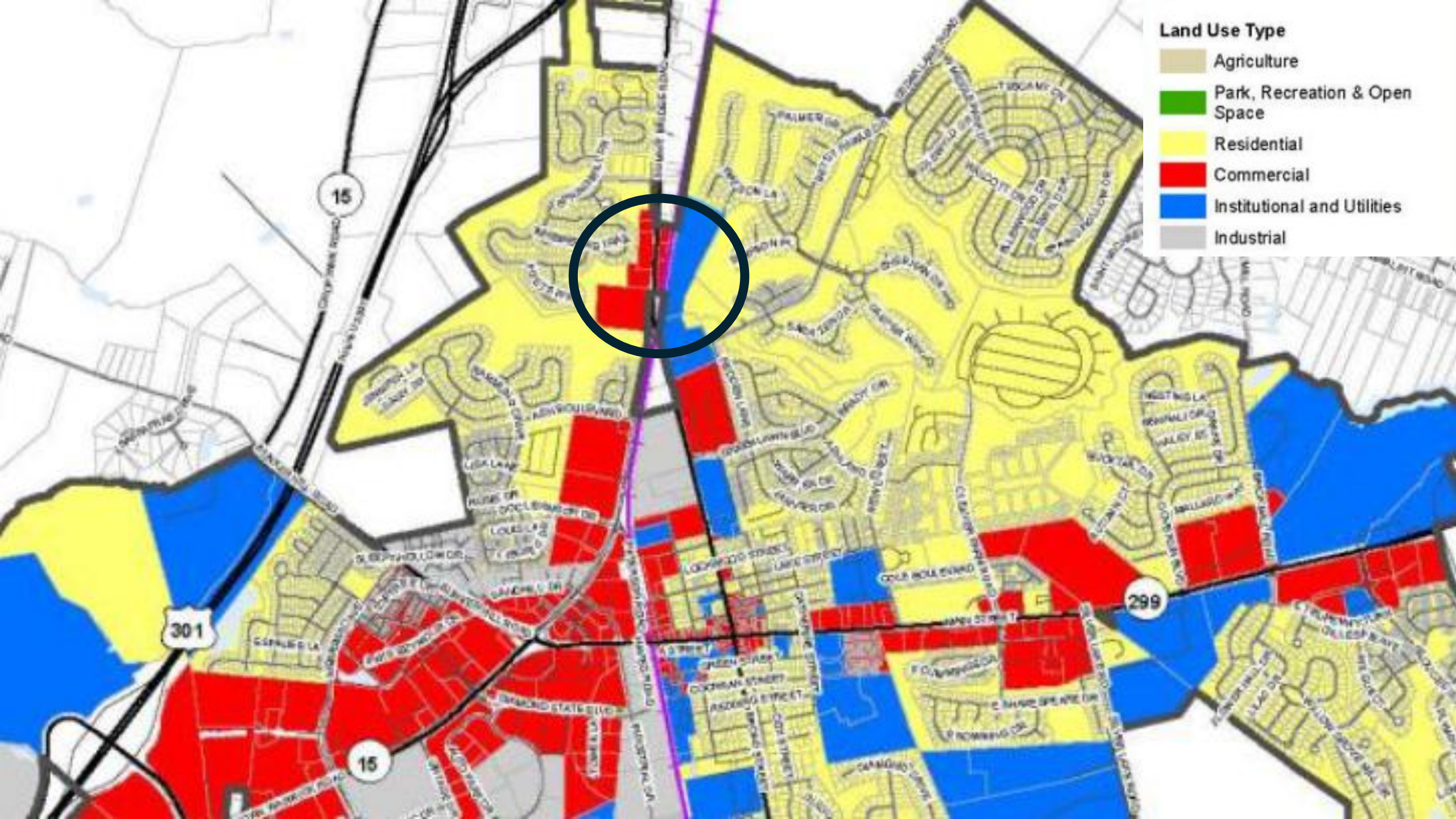
1992



2005

C-3





- Land Use Type**
- Agriculture
 - Park, Recreation & Open Space
 - Residential
 - Commercial
 - Institutional and Utilities
 - Industrial

