



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

May 5, 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**

AGENDA

- A. Meeting Call to Order**
- B. Approval of Minutes**
- C. Review/Discussion of Resolution(s)**
- D. Review/Discussion of Ordinance(s)**

°25-153: REVISE ZONING MAP: MILL CREEK HUNDRED, NORTHWESTERLY CORNER OF LIMESTONE ROAD AND CONCORD DRIVE; REZONE 16.01 ACRES OF TAX PARCELS 08-037.00-033 (0 LIMESTONE RD, ARMOR SUBDIVISION) AND 08-037.00-037 (3401 LIMESTONE RD) FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) AND 3.83 ACRES OF TAX PARCEL 08-037.00-037 (3401 LIMESTONE RD) FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) AND H (HISTORIC OVERLAY ZONE).

(The Exploratory Major Land Development Plan with Rezoning for Springhouse Preserve proposes to combine parcels to construct a development of 124 residential units and the adaptive reuse of a historic structure, and rezone 16.01 acres of tax parcels 08-037.00-033 and 08-037.00-037 from S (Suburban) to ST (Suburban Transition) and 3.83 acres of tax parcel 08-037.00-037 from S (Suburban) to ST (Suburban Transition) and H (Historic overlay zone). App. 2023-0634-S/Z, Council District 9.

Prime Sponsor(s): Mr. Sheldon

- E. Presentations**
- F. Other**
- G. Public Comment**
- H. Adjournment**

AGENDA POSTED: APRIL 28, 2026

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a

telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is:

https://us02web.zoom.us/webinar/register/WN_nMNvEBVLR4eRRGxQ4a6g7g You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes>. Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Mr. Sheldon
Requested by: Land Use Department
Date of introduction: November 18, 2025

ORDINANCE NO. 25-153

REVISE ZONING MAP: MILL CREEK HUNDRED, NORTHWESTERLY CORNER OF LIMESTONE ROAD AND CONCORD DRIVE; REZONE 16.01 ACRES OF TAX PARCELS 08-037.00-033 (0 LIMESTONE RD, ARMOR SUBDIVISION) AND 08-037.00-037 (3401 LIMESTONE RD) FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) AND 3.83 ACRES OF TAX PARCEL 08-037.00-037 (3401 LIMESTONE RD) FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) AND H (HISTORIC OVERLAY ZONE).

1 (The Exploratory Major Land Development Plan with Rezoning for **Springhouse**
2 **Preserve** proposes to combine parcels to construct a development of 124 residential
3 units and the adaptive reuse of a historic structure, and rezone 16.01 acres of tax parcels
4 08-037.00-033 and 08-037.00-037 from S (Suburban) to ST (Suburban Transition) and
5 3.83 acres of tax parcel 08-037.00-037 from S (Suburban) to ST (Suburban Transition)
6 and H (Historic overlay zone). **App. 2023-0634-S/Z**, Council District 9.

7
8 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
9

10 Section 1. The Zoning Map of Mill Creek Hundred, as amended, is hereby further
11 amended by changing the zoning classification of the land shown on attached Exhibits
12 "A" and "L" dated September 15, 2025, as set forth therein.
13

14 Section 2. This Ordinance shall become effective immediately upon passage by
15 New Castle County Council and approval of the County Executive, or as otherwise
16 provided in 9 *Del. C.* §1156.

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

PROPERTY MAP

EXHIBIT A
ZONING ORDINANCE AS INTRODUCED

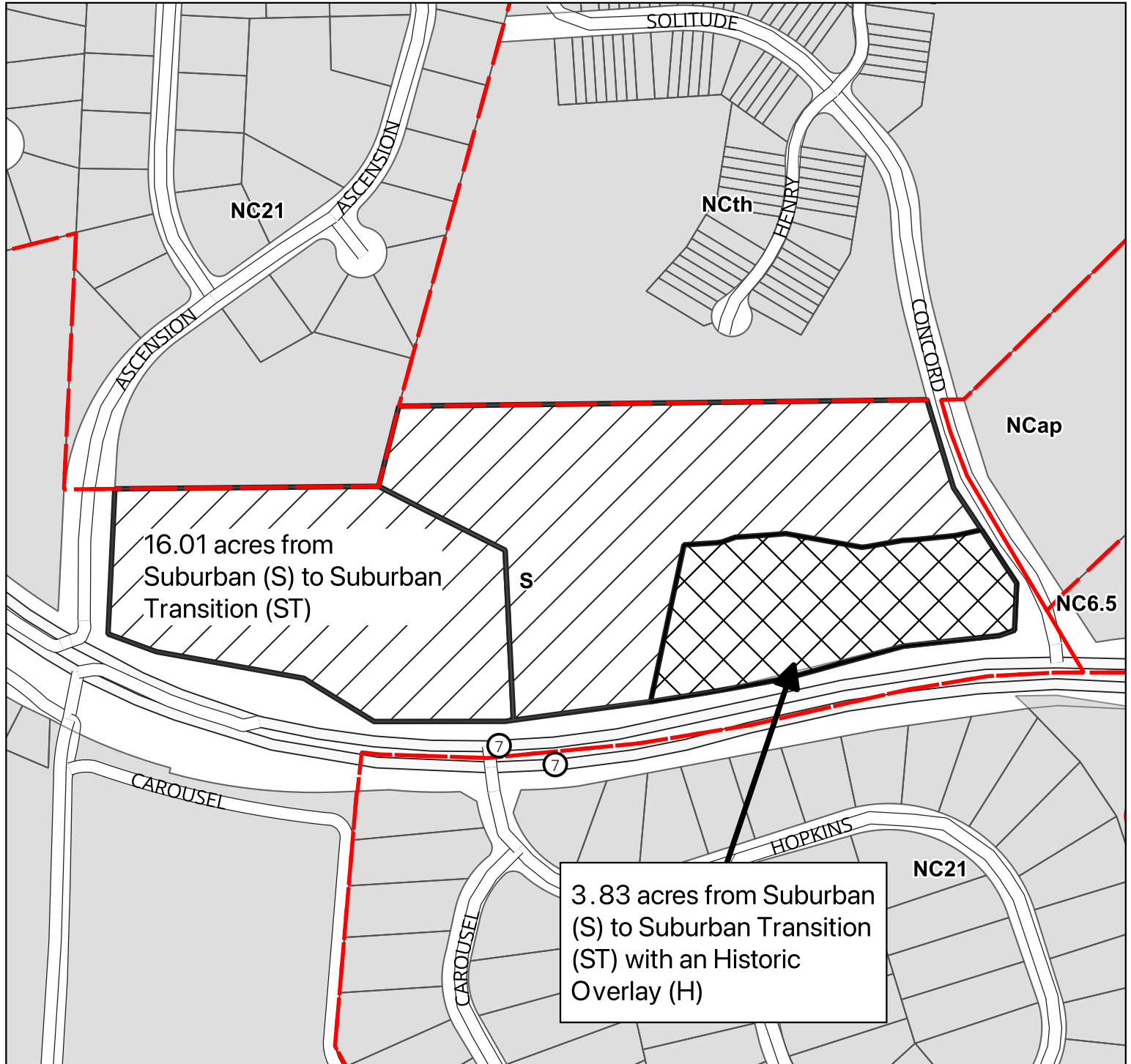
APPLICANT: STEPHEN G. DAVIES AND SUSAN T. DAVIES

APPLICATION NO. 2023-0634-S/Z

PROPOSED REZONING: SUBURBAN (S) TO SUBURBAN
TRANSITION (ST) AND SUBURBAN TRANSITION (ST) WITH
AN HISTORIC OVERLAY (H)

TAX PARCEL NO: 08-037.00-033 &

08-037.00-037



HUNDRED: MILL CREEK HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3323
Prepared by: Matthew Rogers

Date: 9/15/2025



PERMANENT ORDINANCE NO. 25-153

Date Adopted by County Council:

Date Approved by County Executive:

S to ST

S to ST and H



New Castle County Department of Land Use

JOINT DEPARTMENT OF LAND USE / PLANNING BOARD
RECOMMENDATION

Ordinance No. 25-153
Application No. 2023-0634-SZ
Springhouse Preserve (Rezoning)

April 21, 2026

Sponsor: Councilman Timothy Sheldon (District 9)

Description: Revise Zoning Map: Northwesterly corner of Limestone Road and Concord Drive. Rezone two parcels (08-037.00-037 and 08-037.00-033) from S to ST, reconfigure parcels to construct a development of 124 residential units, place an Historic overlay on Lot 3, and construct a 3,600 s.f. addition for adaptive reuse of a historic structure. S Zoning.

EXECUTIVE SUMMARY

The Springhouse Preserve (App. 2023-0634-S/Z) site is located along the northwesterly corner of Limestone Road and Concord Drive. The applicant is proposing to rezone two parcels (08-037.00-037 and 08-037.00-033) from Suburban (S) to Suburban Transition (ST), reconfigure parcels and construct a development of 124 residential units, place an Historic Overlay on Lot 3 (3.83± ac), and construct a 3,600 s.f. addition for adaptive reuse of a historic structure.

The Department of Land Use has considered the Standards for Zoning Map Amendment in Section 40.31.410, A through E of the *Unified Development Code*, the Future Land Use Map, comments received from outside agencies, and comments received from the public. Based on this analysis, the Department is of the opinion that the standards are met by this proposal. Therefore, the Department of Land Use recommends **APPROVAL** of the rezoning application.

DESCRIPTION

Ordinance 25-153 proposes rezoning tax parcels 08-037.00-037 and 08-037.00-033 from Suburban (S) to Suburban Transition (ST) to facilitate the development of a 124 residential unit subdivision, place an Historic overlay on Lot 3 (3.83± ac), and construct a 3,600 s.f. addition for an adaptive reuse of a historic structure, and associated improvements.

BACKGROUND

Site History

According to the 2024 Historic American Buildings Survey (HABS) report prepared by the Center for Historic Architecture and Design (CHAD):

“The McKennan-Klair Property is primarily significant for containing the architecturally distinctive home of multiple prominent agriculturalists in the county’s history. This significance is today most reflected in the architecture of the dwelling, especially through its scale, building materials, evolved floor plan, and finishes. First constructed circa 1750, the original section of the house signaled status through its use of brick as a building material and though its large size, being a two-and-a-half story, hall-parlor house. During a major expansion circa 1848, the lateral addition signaled wealth and elegance through its size, its skilled stone masonry, the refined millwork and Greek Revival trim on its exterior and interior, and the addition of a stair hall that converted the dwelling from an old-fashioned hall-parlor plan to a more refined and regulated plan. The early, two-story, stone springhouse, situated north of the dwelling, likely also reflects an era of stone construction at the property as well as the dairying history on the farm.”¹

The property is currently owned by Stephen and Susan Davies who are proposing the current application. The site is surrounded by several residential communities, each with distinct unit types constructed: Winding Bridge (ca. 1997; Single-family lots), Carousel Knoll (ca. 1979; Single-family lots), Walden (ca. 1990; Townhome lots), and Arundel (ca. 1969; Single-family lots & Apartments).

Pike Creek Area Development Patterns

When the County first adopted zoning regulations the subject property, as well as the vast majority of northeastern New Castle County was zoned Residential (R-2). The R-2 designation was akin to today’s Suburban zoning designation in that it permitted single family detached, single family semi-detached (twins), and single family attached units (townhouses), provided adequate services were provided. R-2 zoned land when it received public utility services was typically rezoned to permit either higher density (R-1-B, R-1-C, & R-1-CC), or to permit apartment buildings (R-3, R-3-GA and R-4).

Pike Creek Master Plan (1964)

In 1964, nearly ten years after adopting the Zoning Code, the Zoning Commission and Levy Court of New Castle County were presented with their first Planned Unit Development (Zoning Petition No. 823-Z). It is important to note when the plan was considered the County had neither adopted the Subdivision Code (1967) nor the Diversified Planned Unit Development (DPUD) provisions of the Zoning Code

¹ Historic Review Board Decision; July 2, 2025:

<https://www3.newcastlede.gov/PDFDocument/default.aspx?DocumentID=80:FC40FF5826FBF7107D10260598B6C0724428DD1196872F86C5E68CE881F951C23179AB75FB623FC03D36066415F39AAB&x=temp.pdf>

(Ord. 70-010, 2/24/70), thus requiring zoning districts to be carefully selected to achieve the desired outcomes.

The Master Plan proposed 4 neighborhoods that incorporated publicly accessible open space, residential development, shopping and employment destinations. An emphasis was placed on providing and incorporating adequate open space throughout the neighborhoods. Nearly 15% (158 acres) of the plan area was to be dedicated as open space:

Neighborhood	Open space
A	23.5 acres
B	19.5 acres
C	81.7 acres (39.6 acres to be a par 3 golf course)
D	33.3 acres

The Master Plan proposed locating open space in proximity to higher density residential development. It also encouraged open space to be used to preserve wooded areas in areas central and southeastern portions of the site. The plan also proposed dedication of 40 acres to the establishment of a **regional park (Carousel Park)** outside of the plan area. The remaining 917.6 acres was to be designated for the following uses:

Use	Acers
Residential	684.7
Schools	113.5
Shopping	38.3
Churches	64.2
Hotel-Cottages	16.9
Open Space	158

Residential development was to be allocated into 3 housing types; Single Family (470.7 acres), Townhouses (64.7 acres) and Apartments (149.3 acres). The Zoning and Planning Office (Planning Department) evaluated 6 development scenarios with varying degrees of flexibility for future development in the plan area. They found that the overall gross density of 4.15 du's/acre, would support as many as 4,562 units on the 684.7 acres dedicated to residential uses by the plan. In 1966 and 1969 the plan was amendmended increasing the potential density to as much as 5,454 (provided zoning provisions permit), and deed restricting a minimum of 130 acres as an 18-hole golf course.

Arundel Section 1 & Arundel Apartments (Ordinance 67-015)

On June 16, 1967, New Castle County rezoned 53.96 acres from R-2 to R-1-CC to support the development of Arundel Section 1 (MF 1019) and 16.30 acres from R-2 to R-3 to support the development of Arundel Apartments (MF 1082). Arundel Section 1 consists of 129 single family dwelling lots on 53.96 acres with a minimum lot size of 8,000 SF. Arundel Apartments consists of 202 units in 10 apartment buildings on 16.30 acres.

Carousel Knoll

In February of 1979 Carousel Knoll was recorded creating 57 single family detached dwelling units with a minimum lot size of 21,780 SF on 39.25 acres with 3.22 acres dedicated to New Castle County as Public Open Space.

Diversified Planned Unit Developments (DPUD)

Between 1978 and 1984 New Castle County approved 3 Diversified Planned Units WOOD CREEK Section 3 (Ordinance 78-049), Northpointe at Limestone Hills (Ordinance 79-276), and Weatherhill Farms (Ordinance 80-188). The DPUD provisions permitted these developments to further diversify the housing stock in the area allowing both single family detached and single family attached units on smaller lots and with unique setbacks established by each respective plan.

Walden Subdivision (Ordinance 86-017)

On May 30, 1986, New Castle Count rezoned 50.40 acres from R-2 to R-3-G to support the development of the Walden Subdivision (MF 8535). The Walden Subdivision consists of 117 townhouse apartment units on 8.88 acres, with 38.13 acres preserved as open space (much of which is environmentally constrained by Mill Creek, and existing forest).

Cluster Developments (MF 9599 & MF 10045)

In 1989 the Winding Bridge (33 single family dwellings on 22.85 acres) and Hillside Glen (16 single family dwellings on 10.06 acres). The Cluster development option permitted the “clustering” of units to permit higher net density, with smaller lots sizes (15,000 SF as opposed to 21,780 SF in the R-2 district) than what was permitted in a typical single-family development. The clustering of units permitted the preservation of contiguous land as open space reducing fragmentation.

Application 1996-1016 Armor Property

While owned by the Armor Family, a plan to construct a subdivision with 35 residential units (Single-family detached, Single-family semi-detached, Townhomes) was submitted in 1996. A TIS Review was completed by DelDOT as a part of this review finding that DelDOT was supportive of the proposed development at the time but was not supportive of additional density than the surrounding area prior to construction of northern Limestone Road improvements.²

² Department of Transportation Preliminary Traffic Analysis Request Correspondence:
<https://www3.newcastlede.gov/PDFDocument/default.aspx?DocumentID=80:FC40FF5826FBF7107D10260598B6C0724428DD1196872F86C5E68CE881F951C2D659369CD563987A2763359108221092&x=temp.pdf>

Special Use Permit Application 2007-1123-S

On January 25, 2008, the Board of Adjustment had approved a Special Use Permit request to permit a nursery (Agricultural Support)³

Application 2023-0634-SZ (Ord. 25-153)

The proposed application was submitted in 2023 and proposes a 124 residential unit subdivision (14 MPDUs and 40 ARPA units), a 7,640 s.f. addition for an adaptive reuse of a historic structure, and associated improvements. Councilman Timothy Sheldon introduced Ordinance 25-153 on November 18, 2025 proposing to rezone the site from Suburban (S) to Suburban Transition (ST) and Historic Overlay (H; 3.83± ac) to facilitate the proposed development.⁴ The application was heard at the Historic Review Board on May 20, 2025 where the board determined the historic house on the property met the Minimum Criteria for Designation pursuant to Section 40.15.110 of the New Castle County Code and is eligible for Historic Overlay zoning.

PLUS REVIEW (Preliminary Land Use Service)

The rezoning proposed by Ordinance 25-153 along with the proposed project (App. 2023-0634-SZ) received comments in a PLUS Report, dated April 23, 2025, containing relevant comments from State agencies. The Office of State Planning Coordination (OSPC) reiterated their support for the ordinance as the proposed rezoning and development is located within a Level 1 & 2 Investment Area which is consistent with the 2020 Strategies for State Policies and Spending. The Department of Transportation (DelDOT) provided several comments outlining requirements pursuant to the Development Coordination Manual. The Department of Natural Resources and Environmental Control (DNREC) issued comments relating to stormwater management, protected natural resources, and electric vehicle charging requirements. The Delaware Emergency Management Agency (DEMA) commented on floodplain and evacuation zones. The State Historic Preservation Office made observations on the historic nature of some of the structures on site and noted the proposed alterations of the McKennan-Klair House. The State Fire Marshall's Office listed requirements in accordance with Delaware State Fire Prevention Regulation.⁵

³ Board of Adjustment Special Use Permit; January 25, 2008:
<https://www3.newcastlede.gov/PDFDocument/default.aspx?DocumentID=80:FC40FF5826FBF7107D10260598B6C0724428DD1196872F86C5E68CE881F951C27B948B4C5646941956F20162EEAF86E2&x=temp.pdf>

⁴ Ordinance 25-153: <https://www3.newcastlede.gov/legislation/Details/>

⁵ PLUS Report: <https://stateplanning.delaware.gov/plus/comments/2025-03-01-response.pdf>

PLANNING BOARD PUBLIC HEARING – March 3, 2026

*Please note, the below is a summary. A recording and transcripts of the public hearing are available at the Department of Land Use and hyperlinked below.⁶

Presentation

Steven Davies from Apex Engineering presented the application for Springhouse Preserve detailing the project's proposed construction of 110 townhome units, 14 apartment units, and a 3,600 s.f. addition for an adaptive reuse of a historic structure along with a rezoning of two parcels (parcel nos. 08-037.00-037 and 08-037.00-033) from Suburban (S) to Suburban Transition (ST). During his presentation, Mr. Davies explained the site and project history along with the proposed unit types, the historic structure preservation, and the overall traffic patterns. Mr. Davies mentioned the project would create 52 Moderately Priced Dwelling Units (MPDUs) along with a Veteran's housing component. Pam Scott from Saul Ewing explained the Standards of Review for a rezoning pursuant to Section 40.31.410 of the New Castle County Code.

Neal Cantrell (Planning Board) inquired about the existing and proposed use of the historic house on the property. Mr. Davies stated that the current use of the house is a rental as a single-family dwelling while the future use will be an office housing Apex Engineering. Mr. Cantrell also asked for clarification on the total unit numbers shown in the applicant's presentation. Jonathan Cochran (Planning Board) questioned parts of the sewer design to which Mr. Davies clarified the type of connection proposed. Mr. Cochran also asked about the two-story spring house to remain and Mr. Davies clarified the springhouse will remain on the site located behind the historic dwelling. Tracy Chamblee (Planning Board) asked how the applicant settled on the total number of proposed units. Mr. Davies responded that there are many factors contributing to the overall design of a subdivision. Lissa Brutus (Planning Board) inquired about the anticipated effects of the proposed development will have on traffic and the possibility of a streetlight. Mr. Davies explained the traffic study process and the fact that the addition of a streetlight would slow traffic on Limestone Road.

Public Comment

Several members of the public attended the Public Hearing to voice their opinions regarding the proposed development and rezoning. Those against the rezoning cited concerns over increased traffic on Limestone Road, added residential density, and perceived inconsistency with the character of the corridor. Those in favor of the development stated concerns over rising house prices and availability, especially to first-time home buyers.

⁶ March 3, 2026, Planning Board Public Hearing: <https://www.newcastlede.gov/agendacenter>

Rebuttal

Steven Davies and Pam Scott addressed the public's comments starting with traffic. They clarified the traffic study process between Apex Engineering and DelDOT and stated they met the concurrency requirements of DelDOT for modeled traffic impacts. Mr. Davies mentioned that the proposed rental units are consistent with the neighborhood as the Walden subdivision consists of rental townhomes. He proceeded to mention that Apex Engineering has met with the County Council members in the area as well as the community and incorporated their feedback into the plan design. Lastly, he clarified to the public and the Planning Board the proposed affordable housing component of the development.

ANALYSIS

The subject properties, situated along Limestone Road (Rt. 7) between the intersections of Ascension Drive and Concord Drive, was previously designated as R-2 under Former Code and is currently zoned Suburban (S). Under Former Code, the subject properties and surrounding properties of Winding Bridge and Carousel Knoll were zoned R-2 while the adjacent subdivisions of Walden and Arundel Apartments were zoned R-3G and R-3 respectively. R-2 zoning allowed for a diversity of unit mixes including Single-Family Detached, Single-Family Semidetached, and Townhouses, while R-3G allowed for group dwellings (Townhouses), and R-3 allowed for Garden Apartments.

While the current zoning designation of Suburban (S) allows for single family detached dwellings under Open Space Option 1 & 2, however does not permit a mix of housing types based on the site acreage. The proposed development and rezoning to Suburban Transition (ST) provides a mixture of housing units, a diversity of price points due to Moderately Priced Dwelling Unit (MPDU) requirements, and a more effective transition of dwelling unit types from the Arundel Apartments to the east and single-family detached developments located to the west. The proposed development under UDC provisions provides a robust site design and benefits through a combination of landscaping, natural resource protections, and historic preservation (Historic Overlay Zoning, 3.83± ac).

Standards of Review

Pursuant to Section 40.31.410 of the New Castle County Code, in determining whether an amendment to the zoning map shall be recommended or approved, the following factors shall be considered:

A. Consistency with the Comprehensive Development Plan and the purposes of this Chapter.

The Future Land Use Map designates parcels 08-037.00-037 and 08-037.00-033 as Residential which are "designated for residential and where appropriate mixed-use developments as well as supporting uses." The Future Land Use Element further encourages development in these areas where appropriate infrastructure is present.

Goal 4: Healthy, safe housing options throughout the County are diverse, meeting need of people of all incomes, ages, abilities, and races, while maintaining design and form of the built environment that integrates with existing communities.

Objective 4.1: Increase variety and range of price points of safe, quality housing options, in a diversity of locations.

The proposed development and rezoning to Suburban Transition (ST) is consistent with the Future Land Use Map and Goals, Objectives, and Strategies of the 2022 Comprehensive Plan allowing for the development of a variety of housing types. This application proposes the creation of 14 MPDUs and an additional 40 ARPA units.

Objective 12.2: Increase preservation and adaptive reuse of the county's historic/prehistoric/cultural resources.

The proposed development and rezoning intends to preserve the McKennan-Klair house for adaptive reuse as an office. Section 40.15.310 of the New Castle County Code requires the parcel with the historic structure must be rezoned Historic Overlay (H; 3.83± ac) prior to recordation with a preservation plan submitted to the Department.

B. Consistency with the character of the neighborhood.

The subject properties are located along Limestone Road (Rt. 7), which accommodates a mix of commercial and residential developments between Kirkwood Highway and the Pennsylvania State Line. The site is surrounded by several residential subdivisions with a diversity of housing types: Winding Bridge (Single-family lots), Carousel Knoll (Single-family lots), Walden (Townhome lots), and Arundel Apartments (Apartments).

C. Consistency with zoning and use of nearby properties.

This plan proposes to establish 110 townhome units and 14 apartment units which is consistent with the adjacent townhome community and apartments. These two adjacent communities were established prior to the adoption of the UDC are zoned Neighborhood Conservation – Townhomes (NCTH; Walden Subdivision) and Neighborhood Conservation – Apartments (NCAP; Arundel Apartments) respectively. The UDC does not permit rezoning to Neighborhood Conservation zoning categories, but Suburban Transition (ST) will allow for a diversity of housing unit types.

D. Suitability of the property for the uses for which it has been proposed or restricted.

The property was formerly zoned R-2 which allowed for the development of various housing types. The rezoning of the property will facilitate the proposed development of 110 townhouse units and 14 apartment units.

E. *Effect on nearby properties.*

The proposed subdivision is anticipated to have a negligible impact on the neighboring properties. The site is visually buffered by existing mature trees and proposed landscaping on all sides. The proposed development along Limestone Road will have its own access separate from any of the surrounding communities. The 45 townhome units proposed to the north will take access from Concord Drive and are expected to have minimal impact on the overall capacity of the Concord Drive right-of-way.

DEPARTMENT OF LAND USE RECOMMENDATION

The Department of Land Use has considered the Standards for Zoning Map Amendment in Section 40.31.410, A through E of the *Unified Development Code*, the Future Land Use Map, comments received from outside agencies, and comments received from the public. Based on this analysis, the Department is of the opinion that the standards are met by this proposal. Therefore, the Department of Land Use recommends **APPROVAL** of Ordinance 25-153.

PLANNING BOARD RECOMMENDATION

At a business meeting held on April 21, 2026, the Planning Board considered the recommendation provided by the Department of Land Use as well as comments from outside agencies and the public. On a motion made by Tracy Chamblee and seconded by Neal Cantrell, the Board voted to recommend **APPROVAL** of application 2023-0634-SZ (Ord. 25-153) as recommended by the Department of Land Use. The motion was adopted by a vote of 6-0-0-3 (In Favor: Brutus, Cantrell, Chamblee, Ott, Snowden, Visvardis; In Opposition: None; Abstention: None; Absent: Cochran, Daigle, Drake).

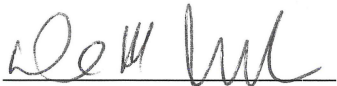
Prior to the vote, the following discussion occurred:

Matthew Rogers (Land Use) read the Department of Land Use recommendation into the record.

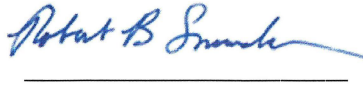
Robert Snowden inquired about the reforestation proposed by the application to which Matthew Rogers showed the proposed reforestation on site. Mr. Snowden asked about proposed traffic and traffic connections to which Mr. Rogers replied that the traffic models and connections all met DelDOT's standards. David Culver (Land Use) stated that the Department is working with Wilmapco and DelDOT to possibly study the Limestone Road corridor in the future. Neal Cantrell brought up a question from the public comment regarding building setbacks and Mr. Rogers explained the review process at the Department.

STATUTORY GUIDELINES

In the phraseology of 9 Delaware Code Section 2603(a), the Department finds that this rezoning will promote the convenience, order and welfare of the present and future inhabitants of this State.

 4.22.26

David M. Culver date
General Manager
Department of Land Use

 4/22/2026

Robert B. Snowden date
Chair
New Castle County Planning Board