



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**

MINUTES

A. Meeting Call to Order

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

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

Members absent: Kevin Caneco, George Smiley, Jea Street, David Tackett

B. Approval of Minutes

Motion by Mr. Hollins, **second** by Mr. Sheldon, to approve the minutes from April 7, 2026. The minutes were approved by voice vote.

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

- i. Introduction by Mr. Sheldon.
- ii. Presentation by Stephen Davies and Pam Scott.
- iii. Comments from Council — Comments from Mr. Hollins, Mr. Toole, Ms. Durham, Mr. Sheldon, and Mr. Cartier with responses from Stephen Davies.

- iv. Comments from the public — Comments from Rachel Stucker, Chair of the New Castle County Housing Advisory Board.
- v. Vote – No vote was taken.

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

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