



**BOARD OF ADJUSTMENT**

**MINUTES**

**February 12, 2026**

The Board of Adjustment of New Castle County held a public hearing on February 12, 2026 utilizing ZOOM Webinar and located at the Government Center at 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m. Chair Terry Parker presiding:

CALL TO ORDER – 6:00 p.m.

**Terry Parker, Chair**  
**Cora Castle, Vice Chair**  
**Nakishia Bailey (Absent)**  
**Mohammed Cisse**  
**Keith Rolph**  
**Edward Thomas**  
**Chase Barnes**

Comprising a quorum of the Board; also:  
*Mary Jacobson, Office of Law*  
*Melissa Hughes, Department of Land Use*  
*Klesa Achaibar, Department of Land Use*

PUBLIC HEARING

MINUTES

The minutes of November 20, 2025 were presented for approval and Ms. Castle motioned to Grant November 20, 2025 minutes and Mr. Rolph seconded the motion, and the minutes were approved.

The minutes of December 4, 2025 were presented for approval and Ms. Castle motioned to Grant December 4, 2025 minutes and Mr. Barnes seconded the motion, and the minutes were approved.

The minutes of December 18, 2025 were presented for approval and Ms. Castle motioned to Grant December 18, 2025 minutes and Mr. Parker seconded the motion, and the minutes were approved.

The minutes of January 8, 2026 were presented for approval and Ms. Castle motioned to Grant January 8, 2026 minutes and Mr. Rolph seconded the motion, and the minutes were approved.

OLD BUSINESS

NEW BUSINESS

**1. App 2025-0720-A – Feathers Group LLC**

Mr. Parker moved to **Grant**; Mr. Rolph seconded the motion.

**VOTE: 4 - 0**

**ACTION: Grant - Area variances:** **1.** To permit a lot width of 40 feet for Lot 1 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 40 feet for Lot 2 (50-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a lot size of 4,000 square feet for Lot 1 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **4.** To permit a lot size of 4,000 square feet for Lot 2 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. NC5 Zoning. CD. 10 (App 2025-0720-A) TP 10-011.30-016.

**2. App. 2025-0750-A – DRPD LLC.**

Mr. Parker moved to **Grant**; Ms. Castle seconded the motion

**VOTE: 6 - 0**

**ACTION: Grant - Area variances to facilitate the recordation of a Land Development Plan.** **1.** To permit a lot width of 46 feet for Lot 4 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 46 feet for Lot 5 (50-foot minimum lot width) see UDC Table 40.04.110.B. NC5 Zoning. CD. 1 (App 2025-0750-A) TP 07-042.30-037.

**3. App 2026-0003-A – Johnstone Supply**

Mr. Parker moved to **Grant with Condition**; Mr. Rolph seconded the motion.

**VOTE: 6 - 0**

**ACTION: Grant with Condition - Area variance:** To permit 2 additional wall identification signs (1 wall identification sign per principal use) see UDC Table 40.06.060. I Zoning. CD. 10 (App 2026-0003-A) TP 10-013.00-009.

**CONDITION: The wall signage shall be in general accordance with the renderings submitted into evidence.**

OTHER BUSINESS

Department of Land Use  
3/12/2026