

Marcus A. Henry
County Executive



David M. Culver
General Manager

New Castle County Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application Number 2022-0500-S
Silver View Farm
Record Major Land Development Plan

DATE: September 17, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Plan of Silver View Farm; St. Georges Hundred; South side of Vance Neck Road 4,319 feet west of Silver Run Road; Major Land Development Plan that depicts the subdivision of the subject parcel (including 42 units of TDR capacity) into 192 building lots utilizing the Open Space Planned option with associated open space, rights of way, and a dedicated pump station.; S zoning; Council District 12.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

Prime Sponsor(s): Mr. Caneco
Requested by: Department of Land Use
Date of introduction: October 28, 2025

RESOLUTION NO. 25-189

**PLAN OF SILVER VIEW FARM; ST. GEORGES HUNDRED; SOUTH SIDE OF
VANCE NECK ROAD 4,319 FEET WEST OF SILVER RUN ROAD; MAJOR LAND
DEVELOPMENT PLAN THAT DEPICTS THE SUBDIVISION OF THE SUBJECT
PARCEL (INCLUDING 42 UNITS OF TDR CAPACITY) INTO 192 BUILDING LOTS
UTILIZING THE OPEN SPACE PLANNED OPTION WITH ASSOCIATED OPEN
SPACE, RIGHTS OF WAY, AND A DEDICATED PUMP STATION; S ZONING;
APPLICATION NO. 2022-0500; COUNCIL DISTRICT 12**

1 **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New
2 Castle County that County Council hereby approves the following major land
3 development plan, Plan of Silver View Farm (Application No. 2022-0500) as heretofore
4 approved by the Land Use Department, and the President of County Council is hereby
5 authorized to endorse her approval upon the following plan.

**SILVER VIEW FARM
St. George's Hundred**

Adopted by County Council of
New Castle County on:

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

SYNOPSIS: Same as title.

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

Council Legislation - R25189

Legislation Document

Introduced

10/28/2025

Title

PLAN OF SILVER VIEW FARM; ST. GEORGES HUNDRED; SOUTH SIDE OF VANCE NECK ROAD 4,319 FEET WEST OF SILVER RUN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT DEPICTS THE SUBDIVISION OF THE SUBJECT PARCEL (INCLUDING 42 UNITS OF TDR CAPACITY) INTO 192 BUILDING...

Description

... LOTS UTILIZING THE OPEN SPACE PLANNED OPTION WITH ASSOCIATED OPEN SPACE, RIGHTS OF WAY, AND A DEDICATED PUMP STATION; S ZONING; APPLICATION NO. 2022-0500; COUNCIL DISTRICT 12. Same as title. 10/28/25 - Tabled and Referred back to LU for technical review.

Prime Sponsor(s)

CANEKO, KEVIN

Status

Passed

Action Date

11/18/2025

Votes

CANEKO, KEVIN -
CARTER, DAVID -
CARTIER, JOHN -
DURHAM, DEE -
GEORGE, VALERIE -
HOLLINS, PENROSE -
KILPATRICK, JANET -
SHELDON, TIMOTHY P. -
SMILEY, GEORGE -
STREET, JEA P. -
TACKETT, DAVID -
TOOLE, BRANDON -
WILLIAMS-JOHNS, MONIQUE -