



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

October 21, 2025
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

Councilman Tackett called the meeting to order at 3:00 PM.

Members present: David Carter, John Cartier, Dee Durham, Valerie George, Penrose Hollins, Timothy Sheldon, George Smiley, Jea Street, David Tackett, Brandon Toole, Monique Williams-Johns

Members absent: Kevin Caneco, Janet Kilpatrick

B. Approval of Minutes

Motion by Mr. Smiley, second by Mr. Cartier, to approve the minutes from October 7, 2025. The minutes were approved by voice vote.

C. Review/Discussion of Resolution(s)

R25- : 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

Prime Sponsor(s): Mr. Caneco

- Mr. Tackett read the resolution.
- John Tracey, Young Conaway Stargatt & Taylor, LLP gave a presentation.
- Comments from Council: Mr. Tackett, Mr. Hollins, Mr. Carter, Mr. Street and Ms. Williams-Johns asked questions.
- John Tracey and John Mascari, Project Manager, Atwell, LLC addressed the questions.
- Comments from the public – None
- Vote – No vote was taken.

D. Review/Discussion of Ordinance(s)

- None

E. Presentations

- None

F. Other

- None

G. Public Comment

- None

H. Adjournment

- Motion by Mr. Smiley, second by Mr. Cartier, to adjourn the Land Use Committee Meeting. The motion was approved, and the meeting was adjourned at 3:15 PM.



ATWELL



SILVER VIEW FARM

New Castle County Council Land Use Committee Meeting

October 21st, 2025

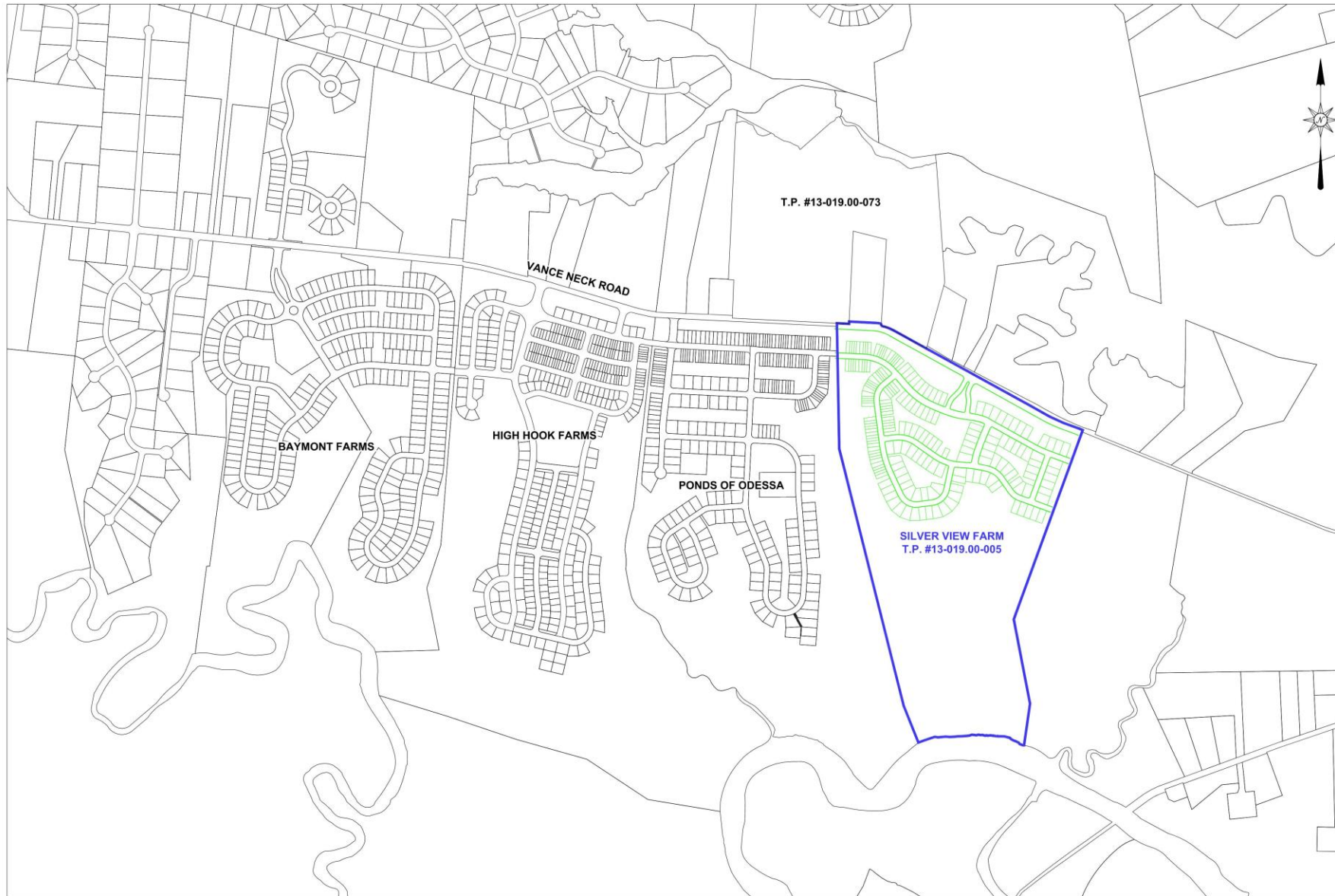
New Castle County, Delaware

App 2022-0500-S

REGIONAL AERIAL MAP



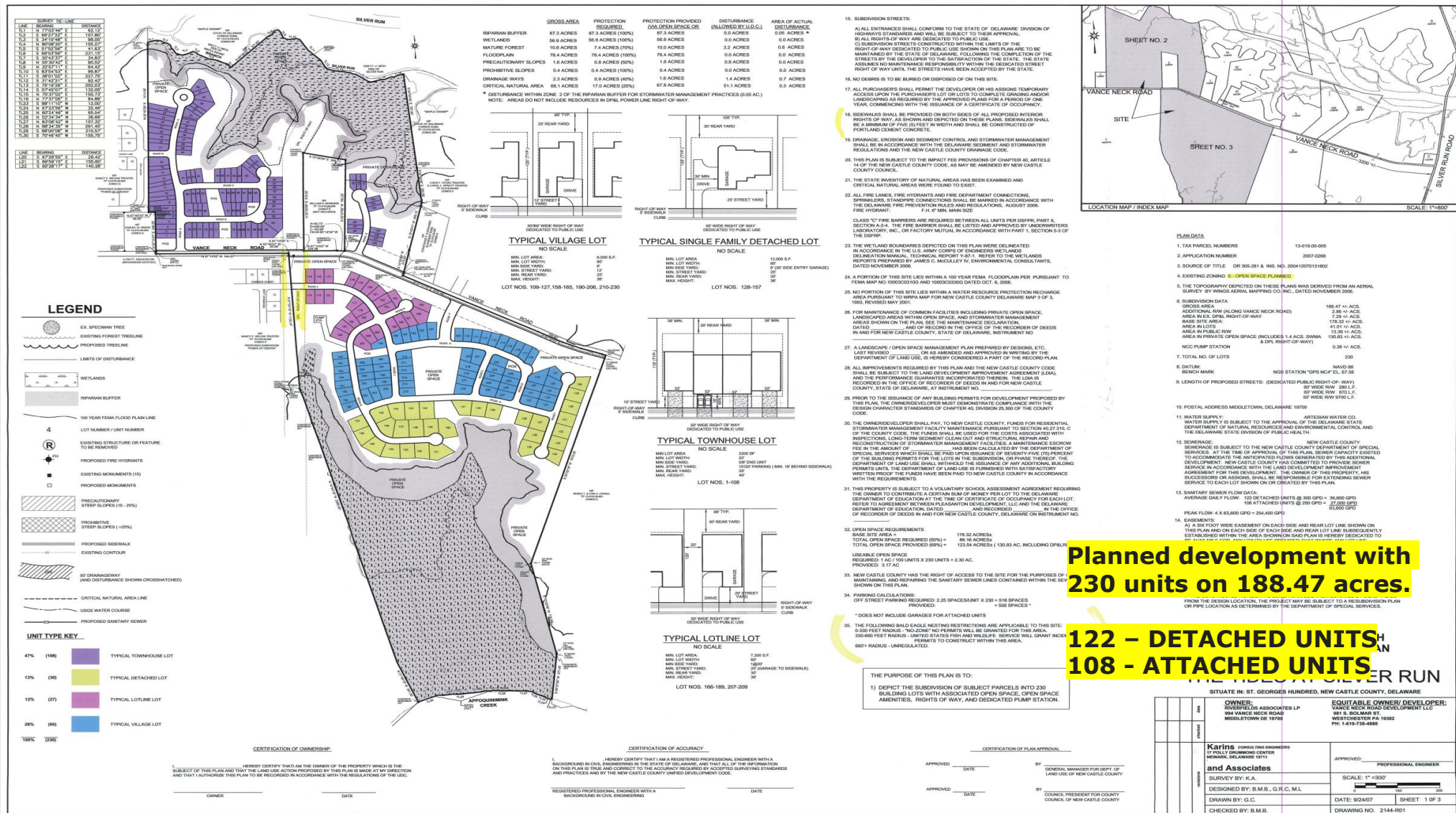
REGIONAL PARCEL MAP





LOCAL AERIAL MAP

PRIOR PLAN FOR THE PROPERTY



MAJOR LAND DEVELOPMENT PLAN



**Subdivision of parcel
into 192 building lots**

**90 - DETACHED UNITS
102 - ATTACHED UNITS**

PROPOSED MAJOR LAND DEVELOPMENT PLAN



SILVER VIEW FARM

APPOQUINIMINK RIVER

PROPOSED MAJOR LAND DEVELOPMENT PLAN



The background of the slide features a central pink area with a geometric pattern of overlapping triangles and lines. This central area is flanked on both sides by vertical panels showing a close-up of green, elongated leaves, possibly from a plant like a banana or a similar tropical species.

Thank you

Questions?

SAMPLE HOUSES



SAMPLE
TOWNHOUSES

