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**Preliminary Land Use Service (PLUS) Meeting  
Meeting will be conducted on-line and in person**

**Room 321, Haslet Armory**

**122 Martin Luther King Jr. Blvd., South**

**Please see <https://publicmeetings.delaware.gov/> for link to on-line access**

**March 23, 2022**

**Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.**

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|------|----------|---|
| I.   | 8:00 AM  | <b>Pre-Meeting Discussion – PLUS Reviewers</b>  |
| II.  | 8:30 AM  | <b>Review and Discussion: All Climate Storage (2022-03-01)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Unincorporated<br><b>Location:</b> 30747 DuPont Blvd, Dagsboro DE 19939<br><b>Project:</b> Review of site plan for a 92,900 sq. ft. self-storage facility   |
| III. | 9:00 AM  | <b>Review and Discussion: Scarlet Oaks (2022-03-02)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Unincorporated<br><b>Location:</b> Shingle Point Road and Harbeson Road<br><b>Project:</b> Review of a rezoning for 50.8 acres from AR-1 to R1 with LPD overlay and site plan review for 163 townhomes near the town of Milton (proposed for annexation) |
| IV.  | 9:30 AM  | <b>Review and Discussion: Milton Village (2022-03-15)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Unincorporated<br><b>Location:</b> Intersection of Route 30 and Route 16<br><b>Project:</b> Review of a subdivision plan for 208 acres for 696 residential units   |
| V.   | 10:00 AM | <b>Review and Discussion: The Ponds (2022-03-05)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Georgetown<br><b>Location:</b> East Trap Pond Road, Georgetown<br><b>Project:</b> Review of a rezoning for 6 acres from UB-2/3 to MR-1 and site plan review for 72 apartment units  |
| VI.  | 10:30 AM | <b>Review and Discussion: Leeward Chase (2022-03-03)</b>  |

**The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.**

**County:** Sussex County      **Municipality:** Unincorporated  
**Location:** South side of Route 9, East of Georgetown  
**Project:** Review of a rezoning for 50.8 acres from AR-1 to MR-1 and site plan review for 106 duplex units

- VII.      11:00 AM      **Review and Discussion: Marlin Cove (2022-03-08)**  
**County:** Sussex County      **Municipality:** Unincorporated  
**Location:** New Rd, between Zion Church Rd & Lighthouse Rd  
**Project:** Review of a rezoning for 60.8 acres from AR-1 to MR with conditional use and site plan review for 224 residential units
- VIII.      11:30 AM      **LUNCH**
- IX.      12:30 PM      **Review and Discussion: Union Church Historic Overlay (2022-03-04)**  
**County:** New Castle County      **Municipality:** Unincorporated  
**Location:** 8 & 20 Newark Union Public Road  
**Project:** Review of a rezoning for 2.3 acres from NC10 to NC10 and historic overlay zone
- X.      12:45 PM      **Review and Discussion: New Castle Comp Plan (2022-03-07)**  
**County:** New Castle County      **Municipality:** Unincorporated  
**Location:** Entire county  
**Project:** Review of the 2022 New Castle County Comprehensive Plan update
- XI.      1:30 PM      **Review and Discussion: Middletown Storage (2022-03-06)**  
**County:** New Castle County      **Municipality:** Middletown  
**Location:** Summit Bridge Rd, north of Route 71 and Business Route 301 split  
**Project:** Review of site plan for a 113,125 sq. ft. mixed retail/self-storage facility
- XII.      2:00 PM      **Review and Discussion: Project Blue Hen (2022-03-12)**  
**County:** New Castle County      **Municipality:** Middletown  
**Location:** 929 Warwick Road, Middletown  
**Project:** Review of site plan for a 567,000 sq. ft. distribution center/warehouse
- XIII.      2:30 PM      **Review and Discussion: Wellington Casapulla Amendment (2022-03-14)**  
**County:** New Castle County      **Municipality:** Middletown  
**Location:** Warwick Rd and Middleneck Rd  
**Project:** Review of a comprehensive plan amendment of the future land use map to change 3 parcels to industrial
- XIV.      2:45 PM      **Review and Discussion: Gearhart Rezoning (2022-03-10)**  
**County:** Kent County      **Municipality:** Unincorporated  
**Location:** 21545 S. DuPont Hwy, Greenwood  
**Project:** Review of a rezoning for 3.1 acres from AR3 to BG for future commercial use
- XV.      3:00 PM      **Review and Discussion: Rampro Holdings Rezoning (2022-03-11)**  
**County:** Kent County      **Municipality:** Unincorporated  
**Location:** 22 Leslie Drive, at corner of Route 13 and Leslie Dr

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**Project:** Review of a rezoning for .34 acres from RS1 to BG for future commercial use

- XVI. 3:15 PM **Review and Discussion: Matrix Coatings (2022-03-09)**  
**County:** Kent County **Municipality:** Harrington  
**Location:** 299 Cluckey Dr, Harrington  
**Project:** Review of site plan for a 53,333 sq. ft. manufacturing facility and warehouse
- XVII. 3:45 PM **Review and Discussion: Beiser Subdivision (2022-03-13)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** 2843 S State St, Dover  
**Project:** Review of a subdivision plan for 206 acres for 308 residential units

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