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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

April 27, 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. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: Warrington Subdivision (2022-04-01)
County: Sussex County Municipality: Unincorporated
Location: South of Hollymount Road and west of Hightide Lane
Project: Review of 106-unit residential subdivision cluster concept |
| III. | 9:30 AM | Review and Discussion: Plantations Road Mixed-Use (2022-04-02)
County: Sussex County Municipality: Unincorporated
Location: Plantations Road and south of Robinsonville Road
Project: Review of a rezoning from AR-1 to MR and C-2 and review of site plan for a residential townhome community and commercial pad sites. |
| IV. | 10:00 AM | Review and Discussion: Peck Farm (2022-04-05)
County: Sussex County Municipality: Unincorporated
Location: South of Martins Farm Road and East of Summer Place
Project: Review of a 123-unit residential subdivision on 63.8 acres zoned AR-1 |
| V. | 10:30 AM | Review and Discussion: Garey Farm (2022-04-03)
County: Sussex County Municipality: Ellendale
Location: North Old State Road, North of Route 16
Project: Review of a 77+/- acre parcel seeking annexation into the Town of Ellendale as a mixed residential community |

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- VI. 11:00AM **Review and Discussion: Odessa Commons (2022-04-09)**
County: New Castle County **Municipality:** Odessa
Location: 631 Main Street, Odessa, DE 19730
Project: Review of a potential rezoning of 45 acres from PND to new BP zoning classification
- VII. 11:30 AM **Review and Discussion: Royal Farms Rezoning (2022-04-06)**
County: New Castle County **Municipality:** Unincorporated
Location: 613 Pulaski Highway, Bear, New Castle County, DE
Project: Review of a rezoning from NC6.5 & CR to CRproposed Royal Farms convenience store, gas canopy and associated features
- VIII. 12:00 AM **LUNCH**
- IX. 1:00 PM **Review and Discussion: 2256 DuPont Highway Rezoning (2022-04-11)**
County: New Castle County **Municipality:** Unincorporated
Location: 2256 DuPont Parkway
Project: Review of rezoning 10.2 acres from S to CN and review of site plan for 19,936 sq ft of convenience store, retail center, bank
- X. 1:30 PM **Review and Discussion: New Castle County Ordinance (2022-04-07)**
County: New Castle County **Municipality:** Unincorporated
Location: Entire county
Project: Review of the proposed text amendment which creates 4 subcategories in the Suburban Zoning District
- Review and Discussion: New Castle County Ordinance (2022-04-08)**
County: New Castle County **Municipality:** Unincorporated
Location: Entire county
Project: Review of proposed text amendment to increase Critical Natural Area protected resource to protection ratio of 1.00 in table 40.04.010 of the UDC
- XI. 2:00 PM **Review and Discussion: Incyte Granite Rd Campus Expansion (2022-04-10)**
County: New Castle County **Municipality:** Unincorporated
Location: 20 Granite Road Wilmington, DE 19803
Project: Review of rezoning 18.56 acres from S to OR and review of site plan for 400,000 GSF +/- office building
- XII. 2:30 PM **Review and Discussion: Kent Family Court (2022-04-12)**
County: Kent **Municipality:** Dover
Location: 415, 445, and 446 S Governors Avenue, Dover, DE
Project: Review of site plan for 106,711-sf courthouse and 5-story parking garage

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- XIII. 3:00 PM **Review and Discussion: Morgan Solar, LLC (2022-04-04)**
County: Kent County **Municipality:** Unincorporated
Location: N. Little Creek Rd, Dover, DE
Project: Review of site plan for solar facility as conditional use
- XIV. 3:30PM **Review and Discussion: Middletown Comp Plan Amendment (2022-04-13)**
County: New Castle County **Municipality:** Middletown
Location: Tower Lane, Middletown
Project: Review of comprehensive plan amendment to change the land use classification of 603 Tower Lane (T.P. 23-008.00-115) and 609 Tower Lane (T.P. 23-008.00-110) from C-3 to M-I for future rezoning.

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