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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

July 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: South Bethany Comprehensive Plan Update (2022-07-05)
County: Sussex County Municipality: South Bethany
Project: 5-year Comprehensive Plan Update with minimal changes for review including the addition of one objective (#7) under Goal 3 on page 11. |
| III. | 9:15 AM | Review and Discussion: Greenlea Place (2022-07-04)
County: Sussex County Municipality: Georgetown
Location: South of East Market Street and east of Burton Street.
Project: Review of a site plan for 127 single family homes on 25.3 acres zoned UR-1. |
| IV. | 9:45 AM | Review and Discussion: Route 13 Self Storage - Bridgeville (2022-07-11)
County: Sussex County Municipality: Bridgeville
Location: South of Passwaters Farm Road and west of Route 13.
Project: Review of a site plan for a self-storage facility with 25 self-storage buildings and a main office building on 13.41 acres zoned C-1. |
| V. | 10:00 AM | Review and Discussion: Eagles Nest Senior Care Facility (2022-07-10)
County: Sussex County Municipality: Unincorporated
Location: 26633 Zion Church Road
Project: Review of a site plan for a three-story senior care facility on 9.5 acres zoned AR-1 and C-1. |

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- VI. 10:30 AM **Review and Discussion: Whitetail Run (2022-07-13)**
County: Sussex County **Municipality:** Unincorporated
Location: Stage Road, approximately 1 mile north of the intersection with Route 54.
Project: Review of a subdivision plan for 225 single-family residential units on 70.25 acres zoned R-4.
- VII. 11:00 AM **Review and Discussion: Somerton Chase (2022-07-09)**
County: Sussex County **Municipality:** Millsboro
Location: Radish Road, west of Route 113, southwest of Millsboro.
Project: Review of a subdivision plan for 214 single family residential units on 67.46 acres zoned AR-1 with proposed zoning of MR.
- VIII. 11:30 AM **Review and Discussion: Dolby (2022-07-07)**
County: Sussex County **Municipality:** Seaford
Location: 2,560 feet southeast of Route 13 along Old Furnace Road.
Project: Review of a subdivision plan for 169 single family residential units on 33.22 acres zoned R-2.
- IX. 12:00 PM **Review and Discussion: DE Storage Milton (2022-07-12)**
County: Sussex County **Municipality:** Milton
Location: North side of Route 16, approximately 900 feet east of Route 5.
Project: Review of a site plan for the construction of 4 storage buildings totaling 120,000 SF and one office building.
- X. 12:30 PM **LUNCH**
- XI. 1:30 PM **Review and Discussion: Fort DuPont Marina Village (2022-07-15)**
County: New Castle County **Municipality:** Delaware City
Location: Northeast end of Old Elm Ave. and Wingate Rd.
Project: Review of a subdivision for 130 residential units (96 multi-family and 34 duplex/townhouse) on 11.8 acres zoned HPR.
- XII. 2:00 PM **Review and Discussion: New Castle County Ordinance on Housing (2022-07-01)**
County: New Castle County **Municipality:** Unincorporated
Location: Entire County.
Project: Review of a proposed ordinance to amend Chapter 40, Article 7 of the *New Castle County Code*, to prioritize its HOME funds for family affordable housing developments in high-opportunity areas throughout New Castle County.
- XIII. 2:15 PM **Review and Discussion: 2701 Capitol Trail (2022-07-02)**
County: New Castle County **Municipality:** Unincorporated
Location: 2701 Capitol Trail, Newark
Project: Review of a site plan for the construction of a mixed-use development containing 179 multi-family residential units and 21,000 SF of Retail shopping

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on 12.36 acres zoned CR.

- XIV. 2:45 PM **Review and Discussion: Bunker Hill Warehouse (2022-07-08)**
County: New Castle County **Municipality:** Middletown
Location: 1023 Bunker Hill Road
Project: Review of a site plan for the construction of two new warehouses totaling 1,081,600 SF on 74.83 acres.
- XV. 3:15 PM **Review and Discussion: Northside Shopping Center (2022-07-06)**
County: New Castle County **Municipality:** Middletown
Location: Northwest corner of Doc Levinson Dr. and Middletown Warwick Rd.
Project: Review of a site plan for the construction for a 147,531 SF retail building on 12.79 acres zoned C-3.
- XVI. 3:45 PM **Review and Discussion: Middletown 2022 Comprehensive Plan (2022-07-14)**
County: New Castle County **Municipality:** Middletown
Location: Entire Town
Project: Review of the draft 2022 Middletown Comprehensive Plan.

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