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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  
August 24, 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  | <b>Pre-Meeting Discussion – PLUS Reviewers</b>  |
| II.  | 9:00 AM  | <b>Review and Discussion: Prettyman Property (2022-08-06)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Unincorporated<br><b>Location:</b> North side of Route 9, approximately 1900 feet southwest of Prettyman Road.<br><b>Project:</b> Review of a site plan for 2 Office Buildings, 7 Warehouse/Office Buildings & 13 single-family residential lots on 22.285 acres zoned AR-1. |
| III. | 9:30 AM  | <b>Review and Discussion: DE Storage Frankford (2022-08-07)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Unincorporated<br><b>Location:</b> North side of Blueberry Lane, approximately 1350 feet west of Route 113.<br><b>Project:</b> Review of a site plan for 150,650 SF of storage buildings on 54.412 acres zoned AR-1 and C-1.   |
| IV.  | 10:00 AM | <b>Review and Discussion: Dewey Beach Comprehensive Plan Amendment (2022-08-01)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Dewey Beach<br><b>Location:</b> 106 Read Avenue<br><b>Project:</b> Review of an amendment to the Future Land Use Map from Commercial to Resort Residential to allow for a zoning change from Resort Business 2 to Resort Residential.                  |
| V.   | 10:15 AM | <b>Review and Discussion: 4 Points Self-Storage (2022-08-05)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Delmar<br><b>Location:</b> 36671 Sussex Highway   |

**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.**

**Project:** Review of a site plan for motor vehicle sales, service, and repair shop as well as a self-storage facility. Applicant is seeking annexation into Delmar.

- VI. 10:45 AM **Review and Discussion: Gallery Pointe Subdivision (2022-08-09)**  
**County:** Sussex County **Municipality:** Seaford  
**Location:** North side of Tharp Road approximately 1800 ft east of Route 13.  
**Project:** Review of a subdivision plan 383 single family lots and eight (8) 24-unit multi-Family buildings with clubhouse and recreational amenities on 176 acres zoned R-2, R-3, and C-2.
- VII. 11:15 AM **Review and Discussion: Henlopen Bluff Subdivision (2022-08-11)**  
**County:** Sussex County **Municipality:** Lewes  
**Location:** Southwest side of Gills Neck Road and southeast side of Freeman Highway.  
**Project:** Review of a subdivision plan for 79 single-family lots with amenities on 61.56 acres zoned R-2.
- VIII. 11:45 AM **LUNCH**
- IX. 12:45 PM **Review and Discussion: Cheswold Comprehensive Plan Amendment (2022-08-02)**  
**County:** Kent County **Municipality:** Cheswold  
**Location:** North end of Rye Oak Ct. on the east side.  
**Project:** Review of an amendment to the future land use map to take two parcels from Commercial to Industrial.
- X. 1:00 PM **Review and Discussion: Milford Corporate Center (2022-08-10)**  
**County:** Kent County **Municipality:** Milford  
**Location:** Northwest corner of Route 14 and Route 15.  
**Project:** Review of a site plan for a commercial business park campus.
- XI. 1:30 PM **Review and Discussion: 2229 DuPont Parkway (2022-08-03)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 2229 DuPont Parkway, Middletown  
**Project:** Review of a rezoning and site plan to construct mini-warehouse/storage buildings and change the zoning from S to CR.
- XII. 2:00 PM **Review and Discussion: Delaware Skills Center (2022-08-08)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 31 Reads Way, New Castle  
**Project:** Review of a proposed school site for the Delaware Skills Center for vocational training for adults and office space.
- XIII. 2:30 PM **Review and Discussion: Poole Property (2022-08-04)**  
**County:** New Castle County **Municipality:** Middletown  
**Location:** 841 Middletown Warwick Road, Middletown  
**Project:** Review of a site plan for the construction of a mixed-use development containing retail, restaurants, and a hotel on 24.97 acres zoned C-3.

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