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

Room 219, Haslet Armory

122 Martin Luther King Jr. Blvd., South

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

September 28, 2022

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

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

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| I. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: The Villas at Ocean View (2022-09-04)
County: Sussex County Municipality: Ocean View
Location: Woodland Avenue across from Mitchell Avenue
Project: Review of a subdivision plan for 104 townhouse units, amenities, and other site improvements on 27.85 acres zoned R-3. |
| III. | 9:30 AM | Review and Discussion: Millsboro Towne Village (2022-09-08)
County: Sussex County Municipality: Millsboro
Location: Southeast of Road 337, approximately 994 ft. northwest of Road 337A
Project: Review of a subdivision plan for 386 lot cluster subdivision on 131.23 acres with a proposed zone of MR-RPC (Medium Density Residential – Residential Planned Community). |
| IV. | 10:00 AM | Review and Discussion: Morse Holdings FLUM Amendment (2022-09-06)
County: Sussex County Municipality: Dagsboro
Location: 106 Read Avenue
Project: Review of a Comprehensive Plan Amendment to revise the Future Land Use Map from Town Center/Mixed Use to Residential for two parcels totaling 7.4 acres. |

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.

- V. 10:15 AM **Review and Discussion: City of Lewes 5-yr Review (2022-09-12)**
County: Sussex County **Municipality:** Lewes
Location: City-wide
Project: Review of a Comprehensive Plan Amendment proposed as a result of the 5-year review of the 2015 City of Lewes Comprehensive Plan.
- VI. 10:30 AM **Review and Discussion: Milford Middle School (2022-09-11)**
County: Sussex County **Municipality:** Milford
Location: 612 Lakeview Avenue, Milford
Project: Review of a site plan for the renovation of an existing middle school. Proposed gross square feet of the building will be 132,910 and serve grades 5 and 6, approximately 1000 students.
- VII. 11:00 AM **Review and Discussion: Legates Farm (2022-09-01)**
County: Kent County **Municipality:** Unincorporated
Location: 3190 Bay Road, Milford
Project: Review of a proposed rezoning of 14.69 acres from AC to BG.
- VIII. 11:30 AM **Review and Discussion: Commerce Way Warehouse (2022-09-05)**
County: Kent County **Municipality:** Dover
Location: 165 Commerce Way, Dover
Project: Review of a site plan for the construction of a 234,000 SF warehouse with parking and loading docks on 23 acres zoned IPM.
- IX. 12:00 PM **LUNCH**
- X. 1:00 PM **Review and Discussion: Walker Farm Industrial (2022-09-02)**
County: New Castle County **Municipality:** Unincorporated
Location: north side of Christiana Road and southwest side of Churchmans Road
Project: Review of a site plan and rezoning for the construction of a warehousing facility with associated parking and other site improvements on 61.00 acres with proposed zoning of industrial.
- XI. 1:30 PM **Review and Discussion: The Plaza at Boyds (2022-09-03)**
County: New Castle County **Municipality:** Unincorporated
Location: Southwest corner of DuPont Parkway (US Route 13) and Boyds Corner Road (DE Route 896)
Project: Review of a rezoning and site plan for a mixed-use development consisting of 274 apartment units, 15,000 SF of retail, and 6,480 SF of office space on 17 acres with proposed zoning of CR.
- XII. 2:00 PM **Review and Discussion: DE State Police Troop 6 (2022-09-09)**
County: New Castle County **Municipality:** Unincorporated
Location: 3301 Kirkwood Highway, Wilmington
Project: Review of a proposed site plan for the construction of a new police barracks and maintenance building on 9 acres zoned SR.

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- XIII. 2:30 PM **Review and Discussion: The Battery (2022-09-10)**
County: New Castle County **Municipality:** New Castle
Location: 427 W. 7th Street, New Castle
Project: Review of a site plan for the construction of a mixed-use development containing 152 apartment units and 2,928 SF of retail on 4.00 acres zoned DG.
- XIV. 3:00 PM **Review and Discussion: Odessa 2022 Comprehensive Plan Update (2022-09-07)**
County: New Castle County **Municipality:** Odessa
Location: Town-wide
Project: Review of the draft 2022 Odessa Comprehensive Plan update.

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