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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

**November 16, 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.**

- |      |          |   |
|------|----------|---|
| I.   | 8:30 AM  | <b>Pre-Meeting Discussion – PLUS Reviewers</b>  |
| II.  | 9:00 AM  | <b>Review and Discussion: 755 Governor Lea Road (2022-11-01)</b><br><b>County:</b> New Castle County <b>Municipality:</b> Unincorporated<br><b>Location:</b> 755 Governor Lea Rd., New Castle<br><b>Project:</b> Review of a site plan for the construction of seven warehouses totaling 84,840 SF on 15.6 acres zoned HI (Heavy Industrial).               |
| III. | 9:30 AM  | <b>Review and Discussion: Jamison Corner Commerce Center (2022-11-03)</b><br><b>County:</b> New Castle County <b>Municipality:</b> Unincorporated<br><b>Location:</b> Jamison Corner Rd. & US HWY 301<br><b>Project:</b> Review of a site plan for the construction of three warehouses and one self-storage facility on 25 acres zoned BP (Business Park). |
| IV.  | 10:00 AM | <b>Review and Discussion: Leander Lakes III (2022-11-06)</b><br><b>County:</b> Kent County <b>Municipality:</b> Dover<br><b>Location:</b> Part of 2285 Forest Avenue, Dover<br><b>Project:</b> Review of a site plan for the construction of 200 dwelling units on 25 acres zoned RM-2 (Medium Density Residence Zone) & COZ-1 (Corridor Overlay Zone 1).   |

**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. 10:30 AM **Review and Discussion: 422 S Erin Avenue (2022-11-07)**  
**County:** Kent County **Municipality:** Felton  
**Location:** 422 S Erin Ave., Felton  
**Project:** Review of a Comprehensive Plan Amendment to revise the Future Land Use Map from the 2018 Comprehensive Plan for parcel #8-0-129.17-01-3.00-0001 from Residential to Commercial.
- VI. 10:45 AM **Review and Discussion: Long Family of Sussex County (2022-11-04)**  
**County:** Sussex County **Municipality:** Selbyville  
**Location:** West side of US Route 13 and east of Cypress Road  
**Project:** Review of a Comprehensive Plan Amendment to revise the Future Land Use Map for two parcels from Shopping, Business or Trade to Residential.
- Review and Discussion: Coy Investments, LLC – Sullivan’s Landscaping (2022-11-05)**  
**County:** Sussex County **Municipality:** Selbyville  
**Location:** South Side of Cemetery Road and east of Cypress Road  
**Project:** Review of a Comprehensive Plan Amendment to revise the Future Land Use Map for two parcels from Residential to Shopping, Business or Trade.
- VII. 11:15 AM **LUNCH**
- VIII. 12:15 PM **Review and Discussion: Dagsboro Thorogoods Solar 1 (2022-11-02)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Southeast side of Thorogoods Rd. approximately 1800 l.f. east of US 113  
**Project:** Review of a site plan for a community solar project on 25 acres zoned AR-1 (Agricultural Residential).
- IX. 12:45 PM **Review and Discussion: Ash Property (2022-11-08)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** 20565 & 20581 John J Williams Highway  
**Project:** Review of a proposed rezoning to rezone two parcels from AR-1 (Agricultural Residential) to M (Marine).
- X. 1:00 PM **Review and Discussion: White Mini-Storage Parcel 152 (2022-11-09)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Northeast side of Vines Creek Rd, approximately 611 l.f. west of intersection with Omar Rd.  
**Project:** Review of a rezoning and site plan to change the zoning from AR-1 (Agricultural Residential) to C-3 (Heavy Commercial) for mini-storage on 2.3 acres.
- Review and Discussion: White Mini-Storage Parcels 107 & 108 (2022-11-10)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** West/South side of Vines Creek Road, approximately 611 l.f. from intersection with Omar Road

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**Project:** Review of a rezoning and site plan to change the zoning from MR (Medium Density Residential) to AR-1 (Agricultural Residential) with a Conditional Use for mini-storage on 3.64 acres.

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