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**Preliminary Land Use Service (PLUS) Meeting**

**This 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**

**December 21, 2022**

**Applicants should arrive or log in 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: City of New Castle Comprehensive Plan Amendment (2022-12-07)</b><br><b>County:</b> New Castle County <b>Municipality:</b> New Castle<br><b>Location:</b> 7, 9, 11 & 12 Arbutus Ave. and 3, 5 & 7 Buttonwood Ave.<br><b>Project:</b> Review of a Comprehensive Plan Amendment to amend the Future Land Use Map for six parcels from Commercial to Residential.                            |
| III. | 9:15 AM | <b>Review and Discussion: 702 &amp; 706 Delaware Street (2022-12-03)</b><br><b>County:</b> New Castle County <b>Municipality:</b> New Castle<br><b>Location:</b> 702 & 706 Delaware Street, New Castle, DE<br><b>Project:</b> Review of a site plan for the construction of a three-story apartment building totaling 32 dwelling units on 1.0299 acres zoned DG.                                                  |
| IV.  | 9:45 AM | <b>Review and Discussion: 9973 &amp; 9985 Canterbury Road (2022-12-06)</b><br><b>County:</b> Kent County <b>Municipality:</b> Unincorporated<br><b>Location:</b> The properties are bounded S Dupont Highway to the west, Irish Hill Road to the south, and Canterbury Road to the east.<br><b>Project:</b> Review of a rezoning application for a total of 5 parcels to be rezoned to BG from a mix of AR and BG. |

**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. 10:00 AM **Review and Discussion: School Site Feasibility - KSI Building (2022-12-09)**  
**County:** Kent County **Municipality:** Woodside  
**Location:** 941 Walnut Shade Road, Dover, DE  
**Project:** Review of a school site feasibility for the conversion of an existing building to an education facility for Adult Education programs offered by the Polytech School District.
- VI. 10:15 AM **Review and Discussion: College Road Apartments (2022-12-08)**  
**County:** Kent County **Municipality:** Dover  
**Location:** North of Raymond St. and east of the R.O.W. known as Railroad Ave.  
**Project:** Review of a proposed site plan for the construction of four six-story apartment buildings for a total of 325 dwelling units on 30.9 acres zoned RG-5.
- VII. 10:45 AM **Review and Discussion: Silver Oak Villas (2022-12-01)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Lewes-Georgetown Highway, East of Gravel Hill Road  
**Project:** Review of a rezoning and site plan for the construction of a multi-family development containing 42 dwelling units on 9.6269 acres zoned AR-1 and being rezoned to MR. Requires a conditional use for multi-family.
- VIII. 11:15 AM **Review and Discussion: Hoover & Hoover (2022-12-05)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Just north of Town of Ellendale and south of Fleatown Road  
**Project:** Review of a rezoning and site plan for the construction of a 132-unit mixed housing type subdivision on 28.14 acres seeking annexation into Ellendale with proposed zoning of R-3.
- IX. 11:45 PM **Review and Discussion: Dolby South (2022-12-04)**  
**County:** Sussex County **Municipality:** Seaford  
**Location:** SE Corner of Rt. 13 and Rt. 46 (Old Furnace Road)  
**Project:** Review of a subdivision plan for 169 single family lots on 51.32 acres zoned R-1.

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