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

**Room 133, Haslet Armory**  
**122 Martin Luther King Jr. Blvd., South**

**Please see <https://publicmeetings.delaware.gov/> for link to on-line access**  
**January 25, 2023**

**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 Dover Comprehensive Plan Amendment – Calpine Holdings, LLC. (2023-01-09)</b><br><b>County:</b> Kent County <b>Municipality:</b> Dover<br><b>Location:</b> 3015 White Oak Road and an adjacent parcel to the north<br><b>Project:</b> Review of a Comprehensive Plan Amendment to amend Map 13-1 Potential Annexation Areas Plan to include both parcels as Category 2: Priority Annexation Areas and to amend Map 13-2 Potential Land Use for Annexation Areas to change the proposed future land use to Public & Private Utilities. |
| III. | 9:15 AM | <b>Review and Discussion: City of Milford Comprehensive Plan Amendment – Southern States Coop., Inc. (2023-01-06)</b><br><b>County:</b> Kent County <b>Municipality:</b> Milford<br><b>Location:</b> East side of Milford Harrington Highway at Williamsville Road<br><b>Project:</b> Review of a Comprehensive Plan Amendment to change the Future Land Use Map from Industrial to Commercial.  |
| IV.  | 9:30 AM | <b>Review and Discussion: City of Milford Comprehensive Plan Amendment – Milford Minni Storage, Inc. (2023-01-07)</b><br><b>County:</b> Sussex County <b>Municipality:</b> Milford<br><b>Location:</b> South side of Watergate Drive N, approximately 400 feet east of   |

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Marshall Street.

**Project:** Review of a Comprehensive Plan Amendment to change the future Land Use Map from Moderate Density Residential to Industrial.

- V. 9:45 AM **Review and Discussion: DEL022-30423B Thorogoods Road Solar (2023-01-03)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** 30423 Thorogoods Road, Dagsboro, DE  
**Project:** Review of a proposed Site Plan for the construction of a Community Solar Array on 22.97 acres zoned GR.
- VI. 10:15 AM **Review and Discussion: Cool Springs (2023-01-04)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Log Cabin Hill Road and Hudson Road  
**Project:** Review of a proposed Subdivision Plan for the development of a mixed-use community including a mix of residential dwelling types totaling 2,000 units, retail shopping center, and educational facility on 636.12 acres zoned AR-1 with proposed zoning of MR-RPC.
- VII. ~~10:45 AM~~  
Postponed  
to  
February **Review and Discussion: Cress Property (2023-01-10)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Between Pepper Road & Frankford School Road, South of Frankford  
**Project:** Review of a Site Plan for the construction of a Residential Planned Community containing a total of 535 dwelling units on 151.7 acres zoned AR-1 with proposed zoning of RPC. Requesting annexation into Frankford.
- VIII. ~~11:15 AM~~  
10:45 AM **Review and Discussion: Selbyville Comprehensive Plan Amendment (2023-01-08)**  
**County:** Sussex County **Municipality:** Selbyville  
**Location:** West side of Route 13 approximately 200 feet north of Cemetery Road  
**Project:** Review of a Comprehensive Plan Amendment to change the future land use in Map #8 Areas of Potential Annexation from Residential to Commercial.
- IX. ~~11:30 AM~~  
11:00 AM **LUNCH**
- X. 12:30 PM **Review and Discussion: New Castle County Ordinance: Warehouse Moratorium (2023-01-05)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** Entire County  
**Project:** Review of a proposed Ordinance to implement a moratorium on major and minor land development applications proposing a warehouse or similar building or facility of 150,000 square feet or larger throughout New Castle County.

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- XI. 1:00 PM **Review and Discussion: Ball Farm Estates (2023-01-01)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** Southwest corner of Kirk Road and Montchanin Road  
**Project:** Review of a proposed Subdivision Plan to create 19 residential lots and open space from 66.54 acres zoned SE.
- XII. 1:30 PM **Review and Discussion: I-495 Logicenter (2023-01-02)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 1101 S Heald Street, Wilmington, DE 19801  
**Project:** Review of a proposed Site Plan for the construction of a Logistic Center measuring 135,300 Square feet on 11.07 acres zoned CR/HI.
- XIII. 2:00 PM **Review and Discussion: Middletown Comprehensive Plan Amendment – Future Land Use Map (2023-01-11)**  
**County:** New Castle County **Municipality:** Middletown  
**Location:** Parcel at the terminus of Tower Lane  
**Project:** Review of a Comprehensive Plan Amendment to amend Map 5: Future Land Use for parcel 23-010.00-049 from Commercial to Industrial.
- XIV. 2:15 PM **Review and Discussion: Middletown Comprehensive Plan Amendment – Annexation Area Map (2023-01-12)**  
**County:** New Castle County **Municipality:** Middletown  
**Location:** Three parcels on the east side of Summit Bridge Road just south of Windmill Lane.  
**Project:** Review of a Comprehensive Plan Amendment to amend Map 7: Annexation areas by changing the future land use for parcels 13-017.00-026, 13-017.00-027, and 13-017.00-028 from Industrial to Commercial.

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