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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

February 22, 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.

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| I. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: Silver View Farm (2023-02-05)
County: New Castle County Municipality: Unincorporated
Location: 994 Vance Neck Road, Middletown
Project: Review of a proposed Subdivision Plan to create 192 residential lots and open space on 122.84 acres zoned S with proposed Open Space option. |
| III. | 9:30 AM | Review and Discussion: DHCI – New Hospital (2023-02-06)
County: Kent County Municipality: Smyrna
Location: 100 Sunnyside Road
Project: Review of a proposed Site Plan for the construction of a new 120 bed facility with 117,000 gross square footage on existing 15 acres campus zoned I & R (Institutional and Residential). |
| IV. | 10:00 AM | Review and Discussion: Savannah Farms (2023-02-08)
County: Kent County Municipality: Camden and Wyoming
Location: Willow Grove Road & Moose Lodge Road, Camden-Wyoming
Project: Review of a Rezoning and Site Plan to change the zoning from R1 & R3 to R2 & R3 for the construction of a mixed unit type development consisting of 1,148 residential units on 361.11 acres. |

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- V. 10:30 AM **Review and Discussion: Dewey Beach Comprehensive Plan Amendment – 100 Buena Street (2023-02-01)**
County: Sussex County **Municipality:** Dewey Beach
Location: 100 Buena Street, Dewey Beach
Project: Review of a Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial to Resort Residential to allow for a change in zone from Resort Business 2 District to Resort Residential District.
- VI. 10:45 AM **Review and Discussion: Long Property - Selbyville (2023-02-04)**
County: Sussex County **Municipality:** Selbyville
Location: West of 113, east of Cypress Road, Selbyville
Project: Review of a Rezoning and Site Plan to rezone 48 acres from GC (General Commercial) to R4 with a Residential Planned Community overlay for the construction of mixed-use development consisting of 106 single-family dwelling units and 5,000 SF of commercial.
- VII. 11:15 AM **Review and Discussion: DE Storage Greenwood (2023-02-03)**
County: Sussex County **Municipality:** Unincorporated
Location: East Side of Route 13, North of Route 16, Greenwood
Project: Review of a Site Plan to construct a 109,620 SF storage facility on 20.168 acres with proposed zoning of Highway Commercial upon annexation into Greenwood.
- VIII. 11:45 AM **Review and Discussion: Cress Property (2023-02-09)**
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.
- IX. 12:15 AM **LUNCH**
- X. 1:15 PM **Review and Discussion: Gravel Hill – Shingle Point (2023-02-02)**
County: Sussex County **Municipality:** Unincorporated
Location: Approximately 1600 feet South of Intersection of Shingle Point Road and Gravel Hill Road.
Project: Review of a proposed Subdivision for a 94-unit cluster subdivision on 63.1 acres zoned AR-1.
- XI. 1:45 PM **Review and Discussion: Long Property (2023-02-07)**
County: Sussex County **Municipality:** Unincorporated
Location: South Side of Lighthouse Road (SR-54) at the intersection with New Road (SCR 391)
Project: Review of a Rezoning and Site Plan for 37.52 acres zoned AR-1 with proposed zoning of MR for the construction of a 108 single family residential condominium community.

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- XII. 2:15 PM **Review and Discussion: Justice Property (2023-02-10)**
County: Sussex County **Municipality:** Unincorporated
Location: Southwest side of Old Mill Road, 1,700 feet southwest of Whites Neck Road
Project: Review of a proposed Site Plan for the construction of a mixed unit type development consisting of 128 residential units on 10.68 acres zoned C-1.
- XIII. 2:45 PM **Review and Discussion: Family-Owned Hydroponic Greenhouse (2023-02-11)**
County: Sussex County **Municipality:** Unincorporated
Location: Intersection of Adams Road and Newton Road, Bridgeville
Project: Review of a proposed Site Plan for the construction of a 60-acre greenhouse facility on 93 acres zoned AR-1 with a Conditional Use.
- XIV. 3:15 PM **Review and Discussion: Sussex County Master Plan Zone Ordinance (2023-02-12)**
County: Sussex County **Municipality:** Unincorporated
Location: Entire County
Project: Review of a proposed Ordinance to create a new Master Plan Zoning District (MPZ) within Chapter 115 of the Code of Sussex County.

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