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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

March 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: Sussex County Comprehensive Plan Amendment (2023-03-06)
County: Sussex County Municipality: Unincorporated
Location: 22242 Lewes Georgetown Highway, Georgetown
Project: Review of a Comprehensive Plan Amendment to amend the Sussex County Future Land Use Map for two parcels totaling 50.8 acres from Commercial to Developing Area. |
| III. | 9:15 AM | Review and Discussion: Rehoboth Beach Comprehensive Plan Amendment (2023-03-09)
County: Sussex County Municipality: Rehoboth
Location: 1028A & 1028B Scarborough Road Extended, Rehoboth
Project: Review of a Comprehensive Plan Amendment to amend the City of Rehoboth Future Land Use Map for two parcels from Commercial to Residential. |
| IV. | 9:30 AM | Review and Discussion: Sunnyside Intermediate (2023-03-01)
County: Kent County Municipality: Smyrna
Location: West side of Rabbit Chase Lane, across from Sunnyside Elementary
Project: Review of a proposed Site Plan to construct a 66,000 SF school with associated improvements on 13.65 acres zoned R-2A. |

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: Arusha Village (2023-03-02)**
County: New Castle County **Municipality:** Unincorporated
Location: South Side of SR 4, west of SR 72
Project: Review of a proposed Site Plan for 130 tiny homes in a village setting on 24.05 acres zoned S (Suburban).
- VI. 10:30 AM **Review and Discussion: First State Crossing – Parcel 1 (2023-03-05)**
County: New Castle County **Municipality:** Unincorporated
Location: 400 Naamans Road, Claymont, Delaware 19703
Project: Review of a proposed Site Plan for the redevelopment of a brownfield site to include 312,000 SF cold storage warehouse on 31.61 acres zoned Industrial.
- VII. 11:00 AM **Review and Discussion: Rezoning of 165 Taylors Bridge Road (2023-03-07)**
County: New Castle County **Municipality:** Unincorporated
Location: 165 Taylors Bridge Road, Townsend
Project: Review of a proposed Rezoning from NC40 (Neighborhood Conservation) to S (Suburban) for 12.44 acres.
- VIII. 11:15 AM **Review and Discussion: Bellefonte Comprehensive Plan Amendment (2023-03-03)**
County: New Castle County **Municipality:** Bellefonte
Location: Town in its entirety
Project: Review of a Comprehensive Plan Amendment to amend the Annexation Areas Map to include Phillips Heights and Riverside Gardens and to update the Future Land Use Map to show Commercial and Residential Land Uses in the Proposed Annexation areas.
- IX. 11:30 AM **Review and Discussion: City of New Castle Comprehensive Plan Amendment – Flats at Riveredge (2023-03-08)**
County: New Castle County **Municipality:** City of New Castle
Location: 130 & 150 Lukens Drive New Castle, DE 19720
Project: Review of a Comprehensive Plan Amendment to update the City of New Castle’s Future Land Use Map for two parcels totaling 168.76 acres from Light Industrial, Office Park to Mixed Use.

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