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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

July 26, 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 – Beaver Dam Enterprises (2023-07-14)
County: Sussex County Municipality: Unincorporated
Location: West side of Beaver Dam Road, approximately 1 mile north of Hopkins Road.
Project: Review of a Comprehensive Plan Amendment to amend the Future Land Use Map for 2.14 acres from Low-Density to Coastal Area. |
| III. | 9:15 AM | Review and Discussion: Phillips Hill Farm (2023-07-11)
County: Sussex County Municipality: Unincorporated
Location: Phillips Hill Road, west of Scott Land Road and Womach Road
Project: Review of a proposed Site Plan and Conditional Use for a manufactured home community and wastewater treatment facility on 268 acres zoned AR-1. |
| IV. | 9:45 AM | Review and Discussion: Fenwick Island – Comprehensive Plan Update (2023-07-12)
County: Sussex County Municipality: Fenwick Island
Location: Fenwick Island, DE
Project: Review of a draft Comprehensive Plan from the Town of Fenwick Island. |

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- V. 10:00 AM **Review and Discussion: East Coast Ag Holdings Rezoning (2023-07-03)**
County: Kent County **Municipality:** Unincorporated
Location: 690 Hopkins Cemetery Road Harrington, DE
Project: Review of a proposed Rezoning to change the zoning from AC (Agricultural Conservation to IG (General Industrial) on 11.9 acres of a 51.9-acre parcel to accommodate a proposed agricultural railroad siding for loading grain.
- VI. 10:30 AM **Review and Discussion: Milford Corporate Center (2023-07-06)**
County: Kent County **Municipality:** Milford
Location: Northwest corner of Milford-Harrington Highway (Route 14) and Canterbury Road (Route 15)
Project: Review of a proposed Comprehensive Plan amendment to amend the future land use map and to change the land use of a portion of parcel 5-16-173.00-01-01.00 from Industrial to Commercial.
- VII. 10:45 AM **Review and Discussion: Kenton Property (2023-07-07)**
County: Kent County **Municipality:** Milford
Location: North Front Street at North Rehoboth Blvd.
Project: Review of a proposed Comprehensive Plan amendment to amend the future land use map and to change the land use of two parcels 5-16-183.07-01-12.00 and 5-16-183.07-01-14.00 from Industrial to Commercial.
- VIII. 11:00 AM **Review and Discussion: Burris Food's Inc. (2023-07-08)**
County: Sussex County **Municipality:** Milford
Location: At the rear of 408 McColley Street, Milford, DE
Project: Review of a proposed Comprehensive Plan amendment to amend the future land use map and to change the land use of a portion of parcel 330-10.08-70.00 from Open Space to Industrial.
- IX. 11:15 AM **Review and Discussion: Windward Ridge (2023-07-09)**
County: Kent County **Municipality:** Dover
Location: 4085 West Denneys Road, Dover, DE
Project: Review of a proposed Site Plan to construct thirteen garden apartment buildings (312 units total) on three parcels totaling 40.12 acres zoned RM-2 (Medium Density Residence).
- X. 11:45 AM **LUNCH**
- XI. 12:45 PM **Review and Discussion: Stanton Christiana Industrial Development (2023-07-02)**
County: New Castle County **Municipality:** Newark
Location: 205 Stanton-Christiana Road, Newark, DE
Project: Review of a proposed Site Plan to construct a 442,800 SF industrial warehouse on 43.52 acres zoned BP (Business Park).

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- XII. 1:15 PM **Review and Discussion: New Castle County Ordinance on Hamlets and Villages (2023-07-04)**
County: New Castle County **Municipality:** Unincorporated
Location: All of New Castle County
Project: Review of a proposed Local Government Ordinance to amend the Unified Development Code regarding Hamlet and Village Design and Location.
- XIII. 1:30 PM **Review and Discussion: New Castle County Comprehensive Rezoning (2023-07-05)**
County: New Castle County **Municipality:** Unincorporated
Location: 86 parcels across New Castle County
Project: Review of a proposed Rezoning for 86 parcels across New Castle County for consistency with the Future Land Use Map as adopted with the 2022 Comprehensive Plan.
- XIV. 1:45 PM **Review and Discussion: Heaven's Gate Ministries (2023-07-01)**
County: New Castle County **Municipality:** Unincorporated
Location: 431 Salem Church Road, Newark, DE
Project: Review of a proposed Site Plan to construct two 15,00 SF church buildings, a 5,00 SF daycare, and four dwellings on 3.5 acres zoned S (Suburban).
- XV. 2:15 PM **Review and Discussion: Louviers Assisted Living (2023-07-10)**
County: New Castle County **Municipality:** Unincorporated
Location: 628 & 648 Paper Mill Rd, Newark, DE
Project: Review of a proposed Site Plan to construct a 144 unit assisted living facility on 7.41 acres zoned CR (Commercial Regional).
- XVI. 2:45 PM **Review and Discussion: Rausch Farm (2023-07-15)**
County: New Castle County **Municipality:** Unincorporated
Location: 562 Boyds Corner Road Middletown, DE
Project: Review of a proposed Subdivision Plan to create 114 single family detached dwelling units on 90.657 acres zoned S (Suburban).

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