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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

September 27, 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: Roxanna Apartments Phase 2 (2023-09-01)
County: Sussex County Municipality: Unincorporated
Location: 32014 Roxanna Road, Ocean View, DE
Project: Review of a proposed Site Plan for a 42-unit apartment complex on three parcels totaling 4.86 acres zoned CR-1 (Commercial Residential District). |
| III. | 9:30 AM | Review and Discussion: Healthy Way (2023-09-05)
County: Sussex County Municipality: Unincorporated
Location: Southeast corner of Healthy Way and Lexus Lane
Project: Review of a proposed Rezoning and Site Plan to construct a 3-story medical building and a 3-story office building on 12.432 acres zoned AR-1 (Agricultural Residential) with proposed zoning of I-1 (Institutional). |
| IV. | 10:00 AM | Review and Discussion: Milton Comprehensive Plan Amendment to Future Land Use/Expansion Map (2023-09-02)
County: Sussex County Municipality: Milton
Location: Town of Milton and immediate surrounding areas |

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.

Project: Review of a proposed Comprehensive Plan Amendment to the town of Milton's Future Land Use/Potential Expansion Map to include parcels to the north, south, and west that reflect the designation of the Large Parcel Development (LPD) Overlay.

- V. 10:15 AM **Review and Discussion: Shortleaf Preserve (2023-09-04)**
County: Sussex County **Municipality:** Georgetown
Location: East side of Parker Road (CR 469) Approx. 1,100' south of the intersection with E. Trap Pond Road (CR 62) Georgetown, DE
Project: Review of a proposed Rezoning and Subdivision Plan for 99 Townhomes and 139 Detached Single Family Dwellings on 81.75 acres zoned UR-3 (neighborhood Residential District) with proposed Zoning of MR2 (Townhouse Residential) and HC (Highway Commercial – to be developed in the future).
- VI. 10:45 AM **Review and Discussion: New Castle County Ordinance on Lighting Standards (2023-09-06)**
County: New Castle County **Municipality:** Unincorporated
Location: All of New Castle County
Project: Review of a proposed Ordinance to update the Unified Development Code's lighting standards while discouraging the use of vegetative screens as the primary source of light shielding to limit light pollution and improve energy usage.
- VII. 11:00 AM **Review and Discussion: Kays Mini Storage (2023-09-03)**
County: Kent County **Municipality:** Unincorporated
Location: East Side RTE. 113, Bay Road, approximately 2500 feet north of Road 402
Project: Review of a proposed Site Plan for the construction of 22 storage buildings and an office on 6 acres zoned BG (General Business).

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