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**Preliminary Land Use Service (PLUS) Meeting**

**This meeting will be conducted on-line and in person**

**Room 307, Haslet Armory**

**122 Martin Luther King Jr. Blvd., South**

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

**November 15, 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<br>Withdrawn | <b><del>Review and Discussion: Townsend Comprehensive Plan Amendment (2023-11-01)</del></b><br><b><del>County:</del></b> New Castle County <b><del>Municipality:</del></b> Townsend<br><b><del>Location:</del></b> Town of Townsend, DE<br><b><del>Project:</del></b> Review of a proposed Comprehensive Plan Amendment to amend the Future Annexation Map to include all parcels bordering the Town of Townsend. |
| III. | 9:15 AM              | <b>Review and Discussion: Hyetts Landing (2023-11-07)</b><br><b>County:</b> New Castle County <b>Municipality:</b> Unincorporated<br><b>Location:</b> North side of Hyetts Corner Road between US Route 301 and DE Route 1<br><b>Project:</b> Review of a proposed Subdivision to create an 86-lot age-restricted single family detached lot subdivision on 66.5 acres zoned S (Suburban).                        |

**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.**

- IV. 9:45 AM **Review and Discussion: Ford Property (2023-11-08)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** West side of S. Dupont Highway, 3,018 feet north of Bear Tybouts Road  
**Project:** Review of a proposed Subdivision for 44 single-family lots on 33.5 acres zoned S (Suburban).
- V. 10:15 AM **Review and Discussion: The Mews at 6060 Limestone (2023-11-11)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 6042 and 6060 Limestone Road, Hockessin, DE 19707  
**Project:** Review of a proposed Site Plan to construct a 3-story, 83,050 SF, institutional residential building containing 80 units and associated site improvements on two parcels totaling 10.1 acres zoned NC21 (Neighborhood Conservation).
- VI. 10:45 AM **Review and Discussion: Harrington Industrial Park (2023-11-03)**  
**County:** Kent County **Municipality:** Harrington  
**Location:** 299 Cluckey Drive, Harrington, DE 19952  
**Project:** Review of a proposed Subdivision of approximately 122 acres into 11 shovel ready lots in an industrial park zoned Manufacturing and Industrial.
- VII. 11:00 AM **Review and Discussion: Lynnbury Woods (2023-11-05)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** 2187 Lynnbury Woods Rd., Dover, DE 19904  
**Project:** Review of a proposed Subdivision of approximately 61 acres for a 139-lot single-family subdivision zoned AC (Agricultural Conservation).
- VIII. 11:30 AM **Review and Discussion: Sylvester Cabinetry (2023-11-12)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** 849 Willow Grove Rd. Felton 19943  
**Project:** Review of a proposed Rezoning and Site Plan for the construction of a facility for the manufacturing of cabinetry on 6.4 acres zoned AR (Agricultural Residential) with proposed zoning of IL (Light Industrial).
- IX. 11:45 PM **Review and Discussion: 1557 Clapham Road (2023-11-10)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** 1557 Clapham Road, Magnolia, Delaware 19962  
**Project:** Review of a proposed Rezoning of 1-acre zoned AC (Agricultural Conservation) to BN (Neighborhood Business).
- X. 12:00 PM **Lunch**
- XI. 1:00 PM **Review and Discussion: John J. Williams Hwy Gas Station (2023-11-02)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** 22357 & 22455 John J Williams Hwy, Lewes, DE 19958  
**Project:** Review of a proposed Site Plan to construct a convenience store with gas sales on 3.35 acres zoned AR-1. This application requires a Conditional Use.

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- XII. 1:30 PM **Review and Discussion: School Lane Apartments (2023-11-04)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** North side of (Route 24) John J. Williams Highway, Adjacent to Love Creek Elementary School  
**Project:** Review of a proposed Site Plan for the construction of six 4-story apartments buildings containing 201 units with pool and clubhouse on 21.62 acres zoned AR-1 (Agricultural Residential).
- XIII. 2:00 PM **Review and Discussion: Francis Reed Farm (2023-11-06)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** North of Walker Road and East of Diamond Farm Road  
**Project:** Review of a proposed Subdivision for a 128-unit cluster subdivision on 64.26 acres of farmland zoned AR-1 (Agricultural Residential).
- XIV. 2:30 PM **Review and Discussion: Swann Lake (2023-11-09)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Southerly side of Lighthouse Road, SW of intersection of Dickerson Road and W. Line Road  
**Project:** Review of a proposed Subdivision containing a total of 352 units in a mix of Single-Family lots (161) and townhomes (191) on 183.16 acres zoned AR-1 (Agricultural Residential) with the RPC (Residential Planned Community) overlay.
- XV. 3:00 PM **Review and Discussion: Sussex County Comprehensive Plan Amendment – Ord. No. 23-09 (2023-11-13)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Northeast side of Zion Church Road (Rt. 20), approximately 275 feet northwest of Deer Run Road (S.C.R. 388)  
**Project:** Review of a proposed Comprehensive Plan Amendment to Amend the Sussex County Sewer Tier Map for parcel 533-11.00-23.02 from Tier 4 to Tier 2.

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