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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

December 20, 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: 339 Old State Road Storage (2023-12-04)
County: New Castle County Municipality: Unincorporated
Location: 339 Old State Road, New Castle, DE
Project: Review of a proposed Rezoning and Site Plan for a vehicle storage lot on 11.06 acres zoned S (Suburban) with proposed zoning CR (Commercial Regional). |
| III. | 9:30 AM | Review and Discussion: 196 N Dupont Highway (2023-12-02)
County: New Castle County Municipality: Unincorporated
Location: 196 N. Dupont Highway, New Castle, DE
Project: Review of a proposed Site Plan for the construction of a 4-story mixed use building on 3 acres zoned CR (Commercial Regional). |
| IV. | 10:00 AM | Review and Discussion: Chapel Branch Subdivision (2023-12-01)
County: Sussex County Municipality: Unincorporated
Location: NE corner of Dorman Road and John J. Williams Highway (Rt 24)
Project: Review of a proposed Subdivision and Site Plan to subdivide one 7.4 |

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.

acre parcel zoned AR-1 (Agricultural Residential) into two equal parcels and construct 4 apartment buildings containing 84 residential units.

- V. 10:30 AM **Review and Discussion: Northstar Mixed Use Development (2023-12-03)**
County: Sussex County **Municipality:** Unincorporated
Location: South of Route 9 and on the north and south sides of Beaver Dam Road, approximately 1 mile west of Five Points outside of Lewes
Project: Review of a proposed Rezoning and Subdivision of approximately 433 acres into 758 single-family residential lots, 94 multi-family apartment units and 96,000 SF of commercial. Currently the property is zoned AR-1 with plans to rezone portions to C-3 (Heavy Commercial) and MR (Medium-Density Residential).
- VI. 11:00 AM **Review and Discussion: Cool Spring Crossing (2023-12-05)**
County: Sussex County **Municipality:** Unincorporated
Location: Log Cabin Hill Road, Hudson Road, Route 9 and Cool Spring Road
Project: Review of a proposed Subdivision of approximately 637 acres for a mixed use development with current zoning of AR-1 (Agricultural Residential) and proposed zoning of MR-RPC (Medium-Density Residential – Residential Planned Community) and incorporating the Sussex County Rental Program (SCRIP). The proposed subdivision contains 1,922 residential units; a mixture of single family, multi-family and townhomes, along with commercial and institutional buildings totaling 411,975 SF.

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