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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

January 24, 2024

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: Springpoint – Moorings at Lewes (2024-01-03)
County: Sussex County Municipality: Unincorporated
Location: 17028 Cadbury Circle, Lewes, DE
Project: Review of a proposed Site Plan for improvements to an existing Senior Living Facility for a net increase in 46 units on 37.97 acres zoned MR-RPC (Medium Residential – Residential Planned Community). |
| III. | 9:30 AM | Review and Discussion: Tri State Mobile Home Supply (2024-01-06)
County: Sussex County Municipality: Unincorporated
Location: 26614 Handy Road, Millsboro, DE
Project: Review of a proposed Rezoning and Site Plan for the construction of a 5,000 SF building material and supply store on 1.1 acres zoned C-1 (General Commercial) and GR (General Residential) with proposed zoning of C-1 across the entirety of the property. |
| IV. | 10:00 AM | Review and Discussion: LIC Housing (2024-01-07)
County: Sussex County Municipality: Unincorporated |

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.

Location: West side of Kings Highway, 900' South of Clay Road
Project: Review of a proposed Site Plan for the construction of a three-story Independent Living Facility (95 units) with attached Restaurant (4,000 SF) and Fitness Center (2,165 SF) on 5.2 acres zoned AR-1 (Agricultural Residential). This project requires a Conditional Use.

- V. 10:30 AM **Review and Discussion: Tull Gardens (2024-01-02)**
County: Sussex County **Municipality:** Seaford
Location: Atlanta Road and Tull Drive
Project: Review of a proposed Site Plan for a mixed residential type community consisting of 317 Single-family, 126 Stacked Townhouses, and 144 Townhouses on 120 acres zoned R-2/R-3 (Medium/High Density Residential).
- VI. 11:00 AM **Review and Discussion: Future Land Use Change to 1079 Silver Lake Blvd. (2024-01-05)**
County: Kent County **Municipality:** Dover
Location: 1079 Silver Lake Boulevard, Dover, DE
Project: Review of a proposed Comprehensive Plan Amendment to change the Land Use Classification on Map 12-1: Land Development Plan of the 2019 City of Dover Comprehensive Plan from Office to Mixed Use for parcel 2-05-06712-02-0400-00001.
- VII. 11:15 AM **Review and Discussion: New Castle County Ordinance Review – Public Noticing Rezoning (2024-01-04)**
County: New Castle County **Municipality:** Unincorporated
Location: All of New Castle County
Project: Review of a proposed Ordinance to bolster and clarify legal notices for proposed rezonings including newspaper publication, website postings, certified mail, signage, and social media.

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