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

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

**Room 219, Haslet Armory**

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

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

**February 28, 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.**

- |      |         |  |
|------|---------|--|
| I.   | 8:30 AM | <b>Pre-Meeting Discussion – PLUS Reviewers</b>   |
| II.  | 9:00 AM | <b>Review and Discussion: Sunset Lake Properties &amp; Christiana Excavating Company (2024-02-02)</b><br><b>County:</b> New Castle County <b>Municipality:</b> Unincorporated<br><b>Location:</b> 2016 Sunset Lake Road, Newark, DE<br><b>Project:</b> Review of a proposed Rezoning and Site Plan for the combining of two parcels for the construction of 2 warehouse buildings on 1.62 acres zoned ST (Suburban Transition) with proposed zoning of I (Industrial). |
| III. | 9:30 AM | <b>Review and Discussion: New Castle County Ordinance - Impact Fees (2024-02-08)</b><br><b>County:</b> New Castle County <b>Municipality:</b> Unincorporated<br><b>Location:</b> All of New Castle County<br><b>Project:</b> Review of a proposed Ordinance to amend the New Castle County Code, Section 40.14.230 to provide for review and necessary adjustments to impact fees at least every 5 years.  |

**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: DevDevelopment – Harrington Subdivision (2024-02-06)**  
**County:** Kent County **Municipality:** Harrington  
**Location:** 6132 Milford Harrington Highway, Harrington, DE  
**Project:** Review of a proposed Subdivision Plan for the creation of a 492 unit subdivision with a mix of single family lots and duplex or townhome units on 117.82 acres zoned R3 (Townhouse Residential Zone). A portion of this property is in the process of being annexed into the Town of Harrington.
- V. 10:15 AM **Review and Discussion: Bay Village (2024-02-03)**  
**County:** Kent County **Municipality:** Dover  
**Location:** South side of White Oak Road, East of Route 1  
**Project:** Review of a proposed Subdivision Plan for a mixed residential type community consisting of 210 Multi-family units and 265 Duplex or Townhouse units on 79.2 acres zoned RM2 (Medium Density Residence Zone).
- VI. 10:45 AM **Review and Discussion: Kings Highway – Warrington Rezoning (2024-02-01)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** West side of Kings Highway, 1800' north of Gills Neck Road  
**Project:** Review of a proposed Rezoning of 1.529 acres from AR-1 (Agricultural Residential) to C-2 (Medium Commercial).
- VII. 11:00 AM **Review and Discussion: Dewey Beach Comprehensive Plan Amendment to Future Land Use Map (2024-02-05)**  
**County:** Sussex County **Municipality:** Dewey Beach  
**Location:** 24 Houston Street, Dewey Beach, DE  
**Project:** Review of a proposed Comprehensive Plan Amendment to amend Map 7: Future Land Use, of the Comprehensive Plan for 24 Houston Street from Commercial to Resort Residential.
- VIII. 11:15 AM **Review and Discussion: Sea Esta Dewey Beach Rezoning (2024-02-04)**  
**County:** Sussex County **Municipality:** Dewey Beach  
**Location:** 24 Houston Street, Dewey Beach, DE  
**Project:** Review of a proposed Rezoning of 0.34 acres from RB2 (Resort Business District – 2) to RR (Resort Residential).
- IX. 11:30 AM **Review and Discussion: Rehoboth Beach Comprehensive Plan Amendment to the Future Land Use Map (2024-02-07)**  
**County:** Sussex County **Municipality:** Rehoboth Beach  
**Location:** 60 Sussex Street, Rehoboth Beach, DE  
**Project:** Review of a proposed Comprehensive Plan Amendment to amend the Future Land Use Map of the Comprehensive Plan for 60 Sussex Street from Residential to Commercial.

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