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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

April 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.

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion: Reynolds (2024-04-02)**
County: Sussex County **Municipality:** Unincorporated
Location: South side of Legion Road
Project: Review of a proposed Site Plan and Rezoning for a residential planned community with a mixture of single family and townhome lots for a potential of 181 units and proposed zoning of GR/RPC (General Residential/Residential Planned Community Overlay) on 63.3 acres.
- III. 9:30 AM **Review and Discussion: James Place (2024-04-01)**
County: Sussex County **Municipality:** Georgetown
Location: East of N. Bedford Street and north of Carriage Place
Project: Review of a proposed Subdivision Plan for 108 dwelling units with a mixture of single family detached, attached duplexes, and attached townhomes on 21.92 acres zoned UR-1 (Urban Residential District).
- IV. 10:00 AM **Review and Discussion: Delmar School District Site Evaluation No. 1 (2024-04-03)**
County: Sussex County **Municipality:** Delmar
Location: 36903 Sussex Highway, Delmar, DE

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 School Site Feasibility for the Delmar School District for a new 5th and 6th campus with an elementary education wing and a district office building. This site comprised of three parcels totals 54 acres zoned Highway/Regional Commercial.

V. 10:30 AM **Review and Discussion: Delmar School District Site Evaluation No. 2 (2024-04-04)**

County: Sussex County **Municipality:** Delmar

Location: Lincoln Avenue, Delmar, DE

Project: Review of a proposed School Site Feasibility for the Delmar School District for a new 5th and 6th campus with an elementary education wing and a district office building. This site comprised of three parcels totals 73.9 acres zoned Residential. A large portion of these parcels is in Sussex County.

VI. 10:45 AM **Review and Discussion: Procter & Gamble Warehouse Expansion (2024-04-05)**

County: Kent County **Municipality:** Dover

Location: 1340 West North Street, Dover, DE

Project: Review of a proposed Site Plan for a 110,000 SF expansion of the existing JE warehouse and 20,000 SF expansion of warehouse 3 as well as improved truck storage and parking. This project is on 13.6 acres zoned IPM (Industrial Park Manufacturing).

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