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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

May 22, 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: Pizzadili Partners, LLC Rezoning (2024-05-05)
County: Kent County Municipality: Unincorporated
Location: 1683 Peach Basket Road, Felton, DE
Project: Review of a proposed Rezoning of approximately 17.9 acres of a larger 35-acre parcel from AR (Agricultural Residential) to BG (General Business). |
| III. | 9:15 AM | Review and Discussion: 5563 Dupont Parkway (2024-05-10)
County: Kent County Municipality: Smyrna
Location: 5563 Dupont Parkway, Smyrna, DE
Project: Review of a proposed Site Plan for the construction of a mixed-use development containing 136 apartment units, 11,340 SF of commercial, and a 2,400 SF drive-thru restaurant on 9 acres zoned HC (Highway Commercial). |
| IV. | 9:45 AM | Review and Discussion: New Castle County Redevelopment Ordinance (2024-05-03)
County: New Castle County Municipality: Unincorporated
Location: All unincorporated parts of New Castle County |

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Project: Review of a proposed ordinance to amend the Unified Development Code regarding the redevelopment process and redevelopment provisions in defined communities and corridors to incentivize sensitively designed plans that align with the UDC's Guiding Principles for development.

- V. 10:15 AM **Review and Discussion: New Castle County Fence Standards Ordinance (2024-05-04)**
County: New Castle County **Municipality:** Unincorporated
Location: All unincorporated parts of New Castle County
Project: Review of a proposed ordinance to amend New Castle County Code, Section 40.03.410 ("Accessory Uses, Residential") to provide clarity regarding standards applicable to fences in residential areas, including permitted and prohibited fence materials and maintenance.
- VI. 10:30 AM **Review and Discussion: New Castle County Council Referral Ordinance (2024-05-11)**
County: New Castle County **Municipality:** Unincorporated
Location: All unincorporated parts of New Castle County
Project: Review of a proposed ordinance to amend language regarding the timelines and procedures regarding the referral of applications from the Department of Land Use to County Council.
- VII. 10:45 AM **Review and Discussion: Red Lion Business Park (2024-05-09)**
County: New Castle County **Municipality:** Unincorporated
Location: 1704 Red Lion Road, Bear, DE
Project: Review of a proposed Site Plan for the construction of three proposed warehouse buildings totaling 57,740 SF on 5.74 acres zoned I (Industrial).
- VIII. 11:15 AM **Review and Discussion: Town of Newport Zoning Ordinance (2024-05-07)**
County: New Castle County **Municipality:** Newport
Location: The Town of Newport
Project: Review of proposed revisions to the Newport Zoning Code for four Zoning Districts: GB (General Business), GB Overlay (General Business Overlay), GI (General Industry) and PO (Professional Office).
- IX. 11:30 AM **LUNCH**
- X. 12:30 PM **Review and Discussion: Stockley Acres (2024-05-01)**
County: Sussex County **Municipality:** Unincorporated
Location: South side of Stockley Road, west of Beaver Dam Road
Project: Review of a proposed Subdivision for the creation of 73 single family residential lots on 36.6 acres zoned AR-1 (Agricultural Residential).
- XI. 1:00 PM **Review and Discussion: Atlantic Fields (2024-05-02)**
County: Sussex County **Municipality:** Unincorporated
Location: Rt. 24 & Mulberry Knoll Rd.
Project: Review of a proposed rezoning and Site Plan for a 695,000 SF retail

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shopping center on 73.5 acres zoned AR-1 (Agricultural Residential) with proposed zoning of C-4 (Planned Commercial District).

- XII. 1:30 PM **Review and Discussion: Cool Spring Cluster Subdivision (2024-05-06)**
County: Sussex County **Municipality:** Unincorporated
Location: Log Cabin Hill Road, Hudson Road, Route 9 and Cool Spring Road
Project: Review of a proposed Cluster Subdivision consisting of 1,260 single family lots on 637 acres zoned AR-1 (Agricultural Residential).
- XIII. 2:00 PM **Review and Discussion: Self-Storage (2024-05-08)**
County: Sussex County **Municipality:** Unincorporated
Location: South of Georgetown, west of US Route 113 and north of Piney Grove Road
Project: Review of a proposed Site Plan for the construction of a 133,425 SF commercial self-storage facility on 7 acres zoned AR-1 (Agricultural Residential).

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