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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
June 26, 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: New Castle County Firearm Retail Businesses Ordinance (2024-06-09) County: New Castle County Municipality: Unincorporated Location: All unincorporated parts of New Castle County Project: Review of this proposed Ordinance establishes use standards for firearm retail businesses. |
| III. | 9:15 AM | Review and Discussion: Caesar Rodney School District (2024-06-01) County: Kent County Municipality: Unincorporated Location: Southeast corner of S State Street and Sorghum Mill Road Project: Review of a proposed School Site Feasibility to accommodate growth within the Caesar Rodney School District totaling 207.87 acres zoned AC (Agricultural Conservation). |
| IV. | 9:45 AM | Review and Discussion: Villages at Westowne (2024-06-07) County: Kent County Municipality: Frederica Location: Johnycake Landing Road, Frederica |

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Project: Review of a proposed Site Plan for the construction of a Mixed-Use development on 333 acres zoned R-5 TND (Traditional Neighborhood Development). Total residential units of 1,575, a mix of single family, multifamily and duplex/townhouses as well as 100,000 sq ft of mixed commercial space.

- V. 10:15 AM **Review and Discussion: Warrington Property (2024-06-08)**
County: Sussex County **Municipality:** Proposed Annexation to Lewes
Location: East side of Savannah Road, +/- 400' north of Donovans Road, Near the City of Lewes
Project: Review of a proposed Subdivision community consisting of 90 duplex/townhouse units on 12.68 acres zoned R-5 (Mixed Residential).
- VI. 10:45 AM **Review and Discussion: Hickman (2024-06-02)**
County: Sussex County **Municipality:** Unincorporated
Location: South of Hickman Road, East of Cedar Neck Road
Project: Review of a proposed Site Plan with a conditional use for the construction of single-family detached condominiums on 12.8 acres zoned MR (Medium Density Residential).
- VII. 11:15 AM **Review and Discussion: Ocean Sand Holdings (2024-06-03)**
County: Sussex County **Municipality:** Unincorporated
Location: 34802 Atlantic Ave - Ocean View is the entrance location on parcel 180.00
Project: Review of a proposed Multifamily Subdivision with a 19,200 sq ft commercial section on 22.2 acres zoned AR-1 (Agricultural Residential) with proposed zoning of MR (Medium Density Residential).
- VIII. 11:45 AM **Review and Discussion: The Wren (2024-06-05)**
County: Sussex County **Municipality:** Unincorporated
Location: Godwin School Rd, Millsboro, DE 19966
Project: Review of a proposed Residential Subdivision with approximately 64 single family homes on 64.11 acres zoned AR-1 (Agricultural Residential).
- IX. 12:15 PM **Review and Discussion: Prettyman Subdivision (2024-06-04)**
County: Sussex County **Municipality:** Unincorporated
Location: North of Prettyman Road and West of Pettyjohn Road.
Project: Review of a proposed 210 single-family lot Subdivision in a cluster design on 105.5 acres zoned AR-1 (Agricultural Residential).
- X. 12:45 PM **Review and Discussion: Bayshore Plaza, Parcel A (2024-06-06)**
County: Sussex County **Municipality:** Unincorporated
Location: East of John J Williams Highway and south of Long Neck Road
Project: Review of a proposed Site Plan for the construction of a storage facility and future retail pad site on 3.21 acres zoned C-1 (General Commercial).

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