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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**  
**July 24<sup>th</sup>, 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: Mother Nurture Composting (2024-07-01)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** 1392 Wheatleys Pond Road Smyrna, DE 19977  
**Project:** Review of a proposed rezoning of 4 acres of AC (Agricultural Conservation) to 4 acres of Industrial so the land can be used to collect household organic waste (kitchen scraps) from the community to then create compost.
- III. 9:15 AM **Review and Discussion: Magnolia Fire Co RV and Fire Co Vehicles Parking Lot (2024-07-03)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** Clapham Rd, Magnolia DE – Tax Parcel 8-00-11314-01-9200-00001  
**Project:** Review of a proposed rezoning of 2.6 acres of farming land from 20 % BN (Neighborhood Business) and 80% AC (Agricultural Conservation) to 100% BG (General Business) to be used for RV and Fire Co vehicle storage.
- IV. 9:45 AM **Review and Discussion: Townsend Crossing (2024-07-02)**  
**County:** New Castle County **Municipality:** Townsend  
**Location:** Corner of Rt. 71 & Karins Boulevard at the front of Townsend Village 2

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**Project:** Review of a proposed Rezoning and Site Plan for the construction of a 54-unit townhouse subdivision on 11.7 acres zoned C (Commercial) to be rezoned R-3 (Residential).

- V. 10:15 AM **Review and Discussion: Society Drive Apartments (2024-07-04)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 1002 Society Drive Claymont, New Castle County, Delaware  
**Project:** Review of a proposed Rezoning & Site Plan for the construction of a 7-story apartment building consisting of 84 multi-family market rate rental units on 3.1 acres. Currently zoned ON (Office Neighborhood) to be zoned ST (Suburban Transition).
- VI. 10:45 AM **Review and Discussion: Village of Canterbury (2024-07-05)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 5001 Byron Court, Newark DE 19702  
**Project:** Review of a proposed Site Plan of two 4-story mid-rise apartment buildings containing 56 total dwelling units and associated site improvements; (5) detached garages; (2) 4,000 sf 1-story storage units; and a 750-sf building addition to the existing community center on 3.1 acres zoned NCPUD (Neighborhood Conservation Planned Unit Development).
- VII. 11:15 AM **Review and Discussion: NCC Unified Development Code Text Amendments & Scheduling (2024-07-06)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** All unincorporated parts of New Castle County  
**Project:** Review of proposed Local Government Ordinance amendment to Article 31 of the Unified Development Code regarding scheduling of text amendments before various Land Use Boards.
- VIII. 11:30 AM **Review and Discussion: Villages of Mill Wood (2024-07-10)**  
**County:** Sussex County **Municipality:** Laurel  
**Location:** Northeast corner of Route 13 & Camp Road, Northeast Laurel  
**Project:** Review of a proposed Mixed-Use Subdivision on 458.8 acres zoned Light Industrial, Commercial and Residential with proposed additional zoning district of LPD (Large Parcel Development District). Total of 2,441 entry level market rate residential units, consisting of 542 single family homes, 414 Villas, 633 Townhomes & 852 One-Over-One multifamily units with future commercial retail shopping center plans.
- IX. 12:00 PM **Review and Discussion: Sussex County Sewer Tier Map Amendment (2024-07-07)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** 34913 & 34910 Delaware Ave, Frankford DE  
**Project:** Review of a proposed Comprehensive Plan Amendment for Tax Parcels 433-11.00-17.00 & 433-11.00-17.01 to be changed from Tier 4 to Tier 2 on the Sewer Tier Map.

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- X. 12:15 PM **Review and Discussion: Sussex County Future Land Map Amendment (2024-07-08)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** 20093 Gravel Hill Rd, Georgetown DE  
**Project:** Review of a proposed Comprehensive Plan Amendment in relation to Tax Parcel No. 135-11.00-82.00 to change the area designation from low-density area to industrial area.

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