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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
August 28th, 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: The Commons at Odessa (2024-08-01) County: New Castle County Municipality: Odessa Location: 631 Main Street, Odessa, DE 19730 Project: Review of this proposed Mixed Use Residential Subdivision with 238 total residential units of Single Family, Multi-Family *5+ units per building, Duplex or Townhouse with a 188,300 sq ft commercial section on 45.12 acres zoned PND (Planned Neighborhood Development). |
| III. | 9:30 AM | Review and Discussion: Poole East (2024-08-03) County: New Castle County Municipality: Middletown Location: 827 Middletown Warwick Road, Middletown, DE 19709 Project: Review of a proposed Site Plan with commercial uses, restaurants, retail, and self-storage facility on 32.6 acres zoned C-3 (Employment/Regional Retail). |
| IV. | 10:00 AM | Review and Discussion: NCC Creation of Zoning District for Publicly Owned Conserved Land & Public Parks (2024-08-05) County: New Castle County Municipality: Unincorporated Location: All unincorporated parts of New Castle County Project: Review of this proposed Ordinance to amend County Code Chapter 40 to establish a zoning district for publicly owned conserved land and public parks. |

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.

- V. 10:15 AM **Review and Discussion: NCC Rezoning - Individual Parcels (2024-08-06)**
County: New Castle County **Municipality:** Unincorporated
Location: All unincorporated parts of New Castle County
Project: Review of this proposed Ordinance to amend County Code Chapter 40 Article 31 and Article 33 to change rezoning procedures
- VI. 10:30 AM **Review and Discussion: NCC Community Development Plans and Guidelines/DRAC (2024-08-07)**
County: New Castle County **Municipality:** Unincorporated
Location: All unincorporated parts of New Castle County
Project: Review of this proposed Ordinance to amend County Code Chapter 40 section 40.26.430 relating to Community Development Plans and Design Guidelines.
- VII. 10:45 AM **Review and Discussion: Glen Clove 2 (2024-08-02)**
County: Sussex County **Municipality:** Unincorporated
Location: Burbage Rd – Ocean View, DE
Project: Review of a proposed Rezoning of 12.32 acres consisting of 19 parcels from AR-1 (Agricultural Residential) to MR (Medium Density Residential) to build 50 Single Family Condo units.
- VIII. 11:00 AM **Review and Discussion: Greens Landing (2024-08-04)**
County: Sussex County **Municipality:** Unincorporated
Location: Sussex Road - Dagsboro, De
Project: Review of a proposed Site Plan with a 104 Single Family Second Homes project on 61.67 acres zoned AR-1 (Agricultural Residential) district with coastal overlay zoning.
- IX. 11:30 PM **Review and Discussion: 350 Lafferty Lane Flex and Warehousing (2024-08-08)**
County: Kent County **Municipality:** Dover
Location: 350 Lafferty Lane, Dover, Delaware
Project: Review of a proposed Site Plan with the construction of two flex space buildings and one warehouse building with all parking, drive aisles, and loading space required for each building on 19.74 acres zoned M (Manufacturing).
- X. 12:00 PM **Review and Discussion: Sunshine Estates (2024-08-09)**
County: Kent County **Municipality:** Harrington
Location: Approx. 412 Jackson Ditch Rd, Harrington DE
Project: Review of a proposed Subdivision of 277 entry level residential lots, 172 being Single Family and 105 Townhouse lots on 55 acres of Traditional Neighborhood Development.

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