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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
September 25th, 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: Town of Bethel Comp Plan Update (2024-09-01)
County: Sussex County Municipality: Bethel
Location: All incorporated parts of the Town of Bethel
Project: Review of a proposed update to the Town of Bethel, DE Comprehensive Plan to incorporate 2020 Census data. Additionally, the update integrates insights from town surveys conducted through 2018. |
| III. | 9:15 AM | Review and Discussion: Lantern Cove (2024-09-09)
County: Sussex County Municipality: Unincorporated
Location: East side of Bayard Road at Daisey Road.
Project: Review of a proposed rezoning from MR/RPC (Medium Density Residential/Residential Planning Community District) and the site plan for 178 mixed residential units, consisting of single-family detached homes and townhouse/duplexes. |
| IV. | 9:45 AM | Review and Discussion: Ponders Pointe (2024-09-07)
County: Sussex County Municipality: Unincorporated
Location: South of Route 16 (Milton-Ellendale Highway) and north of Pemberton Branch |

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Project: Review of a proposed subdivision for the development of a 235-unit market-rate townhome community along Milton Ellendale Highway, overlooking Pemberton Branch.

- V. 10:15 AM **Review and Discussion: Grey Wolfe Meadows I (2024-09-03)**
County: Sussex County **Municipality:** Unincorporated
Location: South-West corner of Route 9 and Joseph Road intersection
Project: Review of a proposed rezoning and site plan review for a mixed-use development on approx. 37 acres. The subdivision includes single-family lots and commercial buildings with residential units above. The proposal seeks to rezone from AR-1 (Agricultural Residential District) to C-2 (Medium Commercial District) and AR-1, allowing for the construction of 132 market-rate condo units above 31,500 square feet of retail space.
- VI. 10:30 AM **Review and Discussion: Grey Wolfe Meadows II (2024-09-04)**
County: Sussex County **Municipality:** Unincorporated
Location: South-West corner of Route 9 and Joseph Road intersection
Project: Review of a proposed rezoning and site plan for a 13.4-acre mixed-use community. The development includes commercial buildings with residential units above, along with single-family lots. The proposal seeks to rezone from AR-1 (Agricultural Residential District) to a combination of C-2 (Medium Commercial District) and AR-1, allowing for 22 single-family homes and 24 multifamily units above 10,200 square feet of retail space.
- VII. 10:45 AM **Review and Discussion: Cheswold Future Land Use Map (2024-09-02)**
County: Kent County **Municipality:** Cheswold
Location: 5867 N Dupont Rd, Dover, DE
Project: Proposal to update the future land use map for parcel number 4-03-04600-02-0100-000, located at 5867 N Dupont Rd, Dover, DE. The parcel is currently zoned R-2 (1 & 2 Family Residential) and is proposed to be rezoned to C-2 (Highway Commercial).
- VIII. 11:00 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
- IX. 11:15 AM **Review and Discussion: Marijuana Retail Sales (2024-09-05)**
County: New Castle County **Municipality:** Unincorporated
Location: All unincorporated parts of New Castle County
Project: Review of a proposed local government ordinance to amend New Castle County Code Chapter 40, Articles 3 and 33, addressing marijuana cultivation facilities, marijuana product manufacturing facilities, and retail marijuana stores.

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- X. 11:30 AM **Review and Discussion: Pocket Neighborhoods (2024-09-06)**
County: New Castle County **Municipality:** Unincorporated
Location: All unincorporated parts of New Castle County
Project: Review of a proposed local government ordinance to amend New Castle County Code Chapter 40, including Articles 3, 4, 5, 7, 20, 25, 26, and 33, regarding equitable affordable housing opportunities and the development of pocket neighborhoods
- XI. 11:45 AM **Review and Discussion: School Bell Commons (2024-09-10)**
County: New Castle County **Municipality:** Unincorporated
Location: 211 School Bell Road, Bear, DE 19701
Project: Review of a proposed subdivision consisting of 235 age-restricted units, including a mix of single-family homes and duplex/townhouses on 49 acres.

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