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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
October 23rd, 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: Creekside Reserve (2024-10-03)
County: Kent County Municipality: Unincorporated
Location: 880 Locust Grove Road, Dover, DE 19901
Project: Review of this proposed market rate residential Subdivision. 301 detached single-family lots on 165.02 acres with AC (Agricultural Conservation) Zoning within Growth Zone Overlay District
Note: As of January 2024, lots 66 and 67 are no longer part of parcel 7-00-09500-01-2800-00001. The project designer is aware and intends to use only the lands within the main parcel. A boundary and topographical survey is currently being conducted by a surveyor and will be included in the Preliminary Plan submission to Kent County. |
| III. | 9:30 AM | Review and Discussion: Green Giant Elementary (2024-10-01)
County: New Castle County Municipality: Middletown
Location: 436 Green Giant Road
Project: Review of a proposed Elementary School Site Feasibility to accommodate 840 students within the Appoquinimink School District totaling 30.12 acres zoned 23R-1B (Single Family Residential - lower density). |

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.

- IV. 10:00 AM **Review and Discussion: 305 North Scott St (2024-10-04)**
County: New Castle County **Municipality:** Middletown
Location: 305 North Scott Street Middletown DE
Project: Review of a proposed Comprehensive Plan Amendment to Map 5 of the approved comprehensive plan to change the future land from residential to commercial. The applicant wants to rezone the property from R1-A (Single Family Residential - low density) to C-2 (Downtown Commercial).
- V. 10:15 AM **Review and Discussion: 5044 Summit Bridge Rd (2024-10-05)**
County: New Castle County **Municipality:** Middletown
Location: 5044 Summit Bridge Road Middletown DE
Project: Review of a proposed Comprehensive Plan Amendment to Map 5 of the approved comprehensive plan to change the future land use of the property from R-3 Multi-Family Residential to C-3 Employment / Regional Retail.
- VI. 10:30 AM **Review and Discussion: Claymont Steel Rezoning (2024-10-02)**
County: New Castle County **Municipality:** Unincorporated
Location: Southeast side of Philadelphia Pike, 400 feet north of the intersection of Interstate 495 and Philadelphia Pike
Project: Review of a proposed County Initiated Comprehensive Rezoning from HI (Heavy Industry) to CR (Commercial Regional)

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