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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
January 22, 2025

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: 4 Corners (2025-01-01)**
County: Sussex County **Municipality:** Unincorporated
Location: Harbeson Road between Rust Road and Forest Road
Project: Review of a proposed subdivision consisting of a 902-unit residential cluster development on 451 acres. The site is classified as State Strategies Level 4, currently utilized for agricultural purposes, and zoned as AR-1 and GR (Agricultural Residential District and General Residential District).
- III. 9:30 AM **Review and Discussion: Soens Property (2025-01-02)**
County: Sussex County **Municipality:** Unincorporated
Location: West side of Beaver Dam Road, approximately 450 ft south of the intersection of Hollymount Road.
Project: Review of a proposed 70-unit single-family residential subdivision on 35 acres classified as State Strategies Level 4 and zoned as AR-1 (Agricultural Residential District).

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: Greenwood Concept Plan (2025-01-03)**
County: Sussex County **Municipality:** Greenwood **Location:** East of Sussex Highway and West of Nanticoke River
Project: Review of a proposed site plan for a concept plan involving the construction of a 272-unit multifamily development with a designated future area for commercial units. The 39.58-acre site, currently vacant and used for agricultural purposes, is zoned HC (Highway Commercial) and classified as State Strategies Levels 2 and 3.
- V. 10:30 AM **Review and Discussion: Greenwood Garden Apartments Concept Plan (2025-01-04)**
County: Sussex County **Municipality:** Greenwood
Location: East of Addix Avenue and south of Maryland Ave Ext.
Project: Review of a proposed rezoning and site plan for a 72-unit multifamily neighborhood featuring garden-style apartment dwellings. The 7.9-acre site, currently vacant, is zoned R-1 (Single-Family Residential District) with a proposed rezoning to R-3 (Garden Apartment and Townhouse District) and is classified as State Strategies Level 2.
- VI. 11:00 AM **Review and Discussion: Burbage Road (2025-01-05)**
County: Sussex County **Municipality:** Unincorporated
Location: North side of Burbage Road, approx. 1,800 LF east of intersection with Powell Farm Road
Project: Review of a proposed residential subdivision consisting of 104 detached single-family dwelling units on 48 acres. The site is classified as State Strategies Levels 2 and 3, zoned A-1 (Agricultural Residential District), and is currently undeveloped and used for agricultural purposes.
- VII. 11:30 AM **Review and Discussion: Belle Mead – C4 Master Plan (2025-01-06)** **County:** Sussex County **Municipality:** Unincorporated
Location: Rt 24
Project: Review of a proposed rezoning and site plan for a mixed-use development on 40 acres, featuring 480 multifamily rental units and 125,000 square feet of commercial development. The property is currently zoned AR-1 (Agricultural Residential District), with a proposed rezoning to C-4 (Planned Commercial District), and is primarily classified as State Strategies Level 2, with Levels 3-5 in the back corner of the site.

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