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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
April 23, 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.

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| I. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: Fenwick Self Storage (2025-04-03)
County: Sussex County Municipality: Unincorporated
Location: Fryers Lane Park on Lighthouse (Rt 54) Fenwick, DE, 19944
Project: Review of a proposed site plan for the development of a self-storage facility on land zoned C-1 (General Commercial). The site is classified as State Strategies Level 3. |
| III. | 9:30 AM | Review and Discussion: Woodbridge School District (2025-04-07)
County: Sussex County Municipality: Unincorporated
Location: Woodbridge Road, Woodbridge, Delaware
Project: Review of a proposed school site feasibility study. Woodbridge School District is exploring the option to construct a new middle school at the existing high school campus, with an estimated capacity of 650 students. The site is classified as State Strategies Level 4. |
| IV. | 10:00 AM | Review and Discussion: 1534 Savannah Bridge Rezoning (2025-04-01)
County: Sussex County Municipality: Unincorporated |

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.

Location: 1534 Savannah Road, Lewes, DE 19958

Project: Review of a proposed rezoning application to change the zoning of the subject parcel from Agricultural Residential (AR-1) to Medium Commercial (C-2). The applicant intends to establish a medical office use. The site is classified as State Strategies Level 1.

- V. 10:15 AM **Review and Discussion: Sussex FLUM Amendment 135-11.00-65.00 (2025-04-06)**
County: Sussex County **Municipality:** Unincorporated
Location: Lewes Georgetown Hwy, Georgetown DE
Project: Review of a potential Future Land Use Map amendment for Sussex County Parcel No. 135-11.00-65.00 to change the designation from Low Density Area to Commercial Area. The site is classified as State Strategies Level 4.
- VI. 10:30 AM **Review and Discussion: NCC Ordinance – Notice of Record Plans (2025-04-04)**
County: New Castle County **Municipality:** Unincorporated
Project: Review of a proposed local government ordinance amending New Castle County Code Chapter 40, Section 40.31.114, regarding notice requirements for record plans.
- VII. 10:45 AM **Review and Discussion: McKee Summit Bridge Storage (2025-04-02)**
County: New Castle County **Municipality:** Middletown
Location: 0 Summit Bridge Road, Middletown, DE 19709
Project: Review of a proposed site plan for the development of a climate-controlled self-storage facility and covered RV parking on 5.44 acres zoned C-3 (Employment / Regional Retail). The site is classified as State Strategies Level 1.
- VIII. 11:15 AM **Review and Discussion: St. John Properties Middletown Site (2025-04-08)**
County: New Castle County **Municipality:** Middletown
Location: 1023 Bunker Hill Road, Middletown, DE 19709
Project: Review of a proposed subdivision of 75.8 acres currently zoned MI (Manufacturing Industrial), proposed to be rezoned to R-3 (Multi-Family Residential) and C-3 (Employment/Regional Retail) for 445± townhomes and 215,520 sq. ft. of flex space. The site is classified as State Strategies Levels 1 and 2.
- IX. 11:45 AM **Review and Discussion: City of Harrington 2025 Comprehensive Plan (2025-04-05)**
County: Kent County **Municipality:** Harrington
Project: Review of the City of Harrington’s 2025 Comprehensive Plan Update.

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