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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
May 28th, 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: Nichols Property (2025-05-01)**
County: Kent County **Municipality:** Unincorporated
Location: 207 Walnut Shade Road Dover DE 19904
Project: Review of a proposed rezoning from AR (Agricultural Residential) to BG (Business General) to align with the zoning of the adjoining property. The approximately 6-acre site is classified within State Strategies Levels 2 and 3.
- III. 9:15 AM **Review and Discussion: Fox Run Business Center (2025-05-03)**
County: New Castle County **Municipality:** Unincorporated
Location: 2500 Wrangle Hill Road Bear, DE 19701
Project: Review of a proposed site plan for a mixed use 117 townhouse style apartment style units to be built next to existing office buildings. The land is categorized as State Strategies Level 1 & 2 and zoned as NCPUD (Existing Planned Development).

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. 9:45 AM **Review and Discussion: Tappahanna at Watson Farm (2025-05-05)**
County: New Castle County **Municipality:** Smyrna
Location: South side of Joe Goldsborough Road, between DuPont Parkway and Duck Creek Road
Project: Review of a proposed site plan for a concept involving the development of 434 residential units, including multifamily buildings and townhouses. The approximately 57-acre vacant site is zoned PVC (Planned Village Community) and is classified within State Strategies Levels 1–3 and Out of Play.
- V. 10:15 AM **Review and Discussion: Selbyville Business Park (2025-05-02)**
County: Sussex County **Municipality:** Unincorporated
Location: Dupont Boulevard at McCabe Road, north of Selbyville
Project: Review of a proposed rezoning and site plan for a 402,500-square-foot warehouse facility. The 38.11-acre site is currently zoned C-1/AR-1 (General Commercial/Agricultural Residential) with a proposed rezoning to HI-1 (Heavy Industrial) and is classified within State Strategies Level 3 area.
- VI. 10:45 AM **Review and Discussion: Town of Henlopen Acres Comprehensive Plan Update (2025-05-04)**
County: Sussex County **Municipality:** Henlopen Acres
Location: Town of Henlopen Acres
Project: Review of Henlopen Acres' 10 year update to their Comprehensive Plan.

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