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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
June 25, 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: Kent Walnut Shade (2025-06-06)**
County: Kent County **Municipality:** Unincorporated
Location: Back field of Parcel 7-00-10400-01-2700-00001
Project: Review of a proposed rezoning from RMH (Residential Manufactured Home) to AC (Agricultural Conservation) for the development of a Community Energy Facility that will provide solar energy and guaranteed energy savings for subscribers. The site is classified as State Strategies Level 2.
- III. 9:15 AM **Review and Discussion: 1510 Paper Mill Road (2025-06-01)**
County: New Castle County **Municipality:** Unincorporated
Location: 1510 Paper Mill Road, Newark, DE 19711
Project: Review of a proposed rezoning of Parcel 08-030.00-015 from S (Suburban) to ST (Suburban Transition). Following the establishment of a Historic Overlay for the existing single-family dwelling, the remaining parcel is proposed to be subdivided into 31 age-restricted, single-family attached townhome lots. The site is classified as State Strategies Level 2.

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- IV. 9:45 AM **Review and Discussion: School Bell Enterprises (2025-06-03)**
County: New Castle County **Municipality:** Unincorporated
Location: 0 School Bell Road
Project: Review of a proposed residential subdivision consisting of 72 single family lots on 54.7 acres zoned S (Suburban). The site is classified as State Strategies Level 2. NCC App #20230105
- V. 10:15 AM **Review and Discussion: NCC Day Care Centers Ordinance (2025-06-07)**
County: New Castle County **Municipality:** Unincorporated
Location: All of unincorporated New Castle County
Project: Review of a proposed ordinance to amend New Castle County Code Chapter 40, Article 3, regarding adult day care facilities and limited use standards for day care centers.
- VI. 10:30 AM **Review and Discussion: Lynch Farm (2025-06-02)**
County: Sussex County **Municipality:** Frankford
Location: Dupont Blvd (113) & Clayton Ave (Rt 401), Frankford, DE **Project:** Review of a proposed residential subdivision including a mix of single-family, villa, and townhome lots, totaling 460 dwelling units on 115 acres zoned RPC (Residential Planned Community). The site is classified as State Strategies Levels 1–3.
- VII. 11:00 AM **Review and Discussion: Bay View Estates (2025-06-05)**
County: Sussex County **Municipality:** Unincorporated
Location: Slaughter Beach Road & Church Road
Project: Review of a proposed 87-lot single-family residential subdivision on 101.7 acres currently in agricultural use, to be served by individual wells and septic systems. The site is located in a State Strategies Level 4 area.
- VIII. 11:30 AM **Review and Discussion: Charles D Pollard (2025-06-04)**
County: Sussex County **Municipality:** Unincorporated
Location: South side of Plantation Road (SR 275), 50 feet west of Cedar Grove Road and Postal Lane
Project: Review of a proposed rezoning for a 4.9-acre parcel currently zoned MR, with a request to rezone to B-2. The concept plan includes 28,000 square feet of office space and 20,000 square feet of retail space. The site is located in a State Strategies Level 2 area

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