



Visit de.gov/plus for updates

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
July 30th, 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: Rezoning Webb/Thangavelu Parcel (2025-07-06) County: Kent County Municipality: Unincorporated Location: S Dupont Hwy, Harrington DE Project: Review of a proposed rezoning 15.5 acres classified as State Strategies Level 4, currently zoned AR (Agricultural Residential) to BG (General Business) for a future self-storage facility and further development. |
| III. | 9:15 AM | Review and Discussion: Barratt's Landing Subdivision (2025-07-04) County: Kent County Municipality: Unincorporated Location: Barratt's Chapel Road Frederica, DE Project: Review of a proposed 245 single-family residential subdivision on 88 acres currently used for farm fields and classified as State Strategies Level 3, 4 and Out of Play. |
| IV. | 9:45 AM | Review and Discussion: Whitewood Village II (2025-07-02) County: New Castle County Municipality: Unincorporated Location: 199 Reybold Road Newark, DE 19702 Project: Review of a proposed residential subdivision for the purpose of developing 16 additional entry level attached single family units in Whitewood Village. The 4.5-acre site is classified as State Strategies Levels 1 and 2. |

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.

- V. 10:15 AM **Review and Discussion: Project Diamond - Middletown (2025-07-03)**
County: New Castle County **Municipality:** Middletown
Location: Located with the Middletown Auto Park, 345 Auto Park Drive
Project: Review of a proposed site plan for 113,400 sq ft warehouse and distribution center and is classified as State Strategies Level 1.
- VI. 10:45 AM **Review and Discussion: Yacht Basin Independent Living (2025-07-05)**
County: Sussex County **Municipality:** Unincorporated
Location: South side of Yacht Basin Road, West of Cedar Neck Road **Project:** Review of a proposed residential mixed use site plan consisting of 120 independent living units and 38 SF condo on 30.7 acres. The site is classified as State Strategies Levels 3 and 4.
- VII. 11:15 AM **Review and Discussion: Charles D Pollard Rezoning (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.

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.