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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
September 3, 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: Smyrna Comprehensive Plan Map Amendment (2025-08-08)**
County: Kent County **Municipality:** Smyrna
Location: Tax Parcel 1-17-01013-02-0301-00001
Project: Review of a proposed Comprehensive Plan Amendment of their future land use designation of a 5.46-acre tax parcel from ‘Open Space/Recreational/Historic’ to ‘Commercial.’ This will enable this parcel to be sold to the adjacent Smyrna Self-Storage and developed for commercial use.
- III. 9:15 AM **Review and Discussion: NCC Changes to Open Space or Common Facilities (2025-08-02)**
County: New Castle County **Municipality:** Unincorporated
Project: Review of a proposed local government ordinance that if enacted, would bring clarity to New Castle County Code Section 40.27.540 regarding requirements and obligations relating to private open space and common facilities set aside as part of a subdivision or land development plan.
- IV. 9:30 AM **Review and Discussion: NCC Data Centers (2025-08-04)**

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County: New Castle County **Municipality:** Unincorporated
Project: Review of a proposed local government ordinance that would create standards for Data Centers in the county.

- V. 9:45 AM **Review and Discussion: Town of Bellefonte 2025 Comprehensive Plan (2025-08-05)**
County: New Castle County **Municipality:** Bellefonte
Project: Review of an update for the Town of Bellefonte Comprehensive Plan.
- VI. 10:15 AM **Review and Discussion: Newark Comprehensive Plan (2025-08-09)**
County: New Castle County **Municipality:** Newark
Project: Review of the existing certified comprehensive plan to advise City of new regulations passed since its certification in 2016.
- VII. 10:45AM **Review and Discussion: Robinson Property (2025-08-10)**
County: Sussex County **Municipality:** Unincorporated
Location: Northeast side of Coastal Highway, Approx. 500' South of Cave Neck Road
Project: Review for a proposed cluster subdivision consisting of 396 single-family lots on approximately 355.5 acres. The property is zoned AR-1 and is located in State Strategies Level 4 and Out of Play.
- VIII. 11:15 AM **Review and Discussion: Wollaston – Baxter-Shinn Subdivision (2025-08-01)**
County: Sussex County **Municipality:** Unincorporated
Location: Parcels located between Benum Switch Rd and Gravel Hill Rd
Project: Review of a proposed 155 lot single family subdivision on approximately 78 acres currently being used for agricultural field/woodlands / dwelling, zoned AR-1 (Agricultural Residential District) and classified as state strategies level 4.
- IX. 11:45 AM **Review and Discussion: Maloney Farm (2025-08-03)**
County: Sussex County **Municipality:** Unincorporated
Location: South of Martins Farm Road and east of Harbeson Road
Project: Review of a proposed 88-lot single-family subdivision on 44.37 acres currently zoned AR-1 (Agricultural Residential District). The site is currently used as agricultural fields and woods, is bisected by a power easement, and is classified as State Strategies Level 4.
- X. 12:15 AM **Review and Discussion: Straight Line Solutions Shopping Center (2025-08-07)**
County: Sussex County **Municipality:** Annexing to Georgetown
Location: 20200/20224 Dupont Boulevard south of Wilson Hill Road
Project: Annexation of the site into the Town of Georgetown and rezoning to Highway Commercial for development of a shopping center with flex space. Includes rezoning and site plan review for an approximately 55-acre site, currently zoned AR-1 and C-1 (Agricultural Residential District and General Commercial), with a proposed zoning of HC (Highway Commercial) under Georgetown. The site is located in State Strategies Levels 3 and 4 areas.

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