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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
October 1, 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: Johnson Properties (2025-09-01)**
County: Sussex County **Municipality:** Unincorporated
Location: East of Hudson Road, North of Deer Run Road
Project: Review of a proposed cluster subdivision consisting of a 242 single family houses on 133.7 acres. The site is classified as State Strategies Level 3, zoned as AR-1.
- III. 9:30 AM **Review and Discussion: 1035 Industrial Drive (2025-09-03)**
County: New Castle County **Municipality:** Middletown
Location: 1035 Industrial Drive, Middletown, DE 19709
Project: Review of a proposed site plan for a 315,000 sq ft warehouse/light industrial use on a 42.33 acre parcel zoned M-I (Manufacturing/Industrial); located in a State Strategies Level 1 & Out of Play.
- IV. 10:00 AM **Review and Discussion: 1500 Bear Corbitt Rd (2025-08-06)**
County: New Castle County **Municipality:** Unincorporated
Location: 1500 Bear-Corbitt Road, Bear, DE
Project: Review of a proposed rezoning and site plan for 64,800 sq ft Self Storage facility consisting of 11 small 2,400 sq ft outside access storage buildings and one 38,400 sq ft climate controlled mini-storage building., with a 1,176 sq ft rental office. The property is currently zoned ON (Office

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Neighborhood) and is proposed to be rezoned to CR (Commercial Regional); it is located in a State Strategies Level 2 area. *This item was deferred from August's agenda and is now ready for consideration in September.*

- V. 10:30 AM **Review and Discussion: Cooper Farm (2025-09-02)**
County: Kent County **Municipality:** Camden
Location: Upper King Road
Project: Review of a proposed 264 Unit Condominium Multifamily Development on 36.18 acres classified as State Strategies Level 1 and zoned as R-3 (Mixed Residential).

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