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Preliminary Land Use Service (PLUS) Meeting
This meeting will be conducted on-line and in person
Room 133 (307 second half of day), Haslet Armory
122 Martin Luther King Jr. Blvd., South

Please see <https://publicmeetings.delaware.gov/> for link to on-line access
October 29, 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.

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| I. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: Boyd's Corner Preserve (2025-10-07)
County: New Castle County Municipality: Unincorporated
Location: 562 Boyds Corner Road, Middletown, DE 19709
Project: Review of a proposed residential subdivision consisting of 165 detached single-family dwelling units on 90.6 acres. The site is classified as State Strategies Levels 1 and 2, zoned S (Suburban), and is currently used as farm field. |
| III. | 9:30 AM | Review and Discussion: Project Washington - South Campus (2025-10-02)
County: New Castle County Municipality: Unincorporated
Location: 825 Governor Lea Road, New Castle, DE 19720
Project: Review of a proposed major land development for six 500,000SF 72MW data center buildings with supporting site and electrical infrastructure. Data centers on parcel 12-002.00-025. This site is 195 acres currently zoned Heavy Industrial / Commercial Regional (Parcel 12-002.00-025) Suburban (Parcel 10-049.00-073). The site is classified as State Strategies Levels 3, 4, and Out of Play. |

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. 10:00 AM **Review and Discussion: Warehousing Ordinance (2025-10-08)**
County: New Castle County **Municipality:** Unincorporated
Project: Review of a proposed local government ordinance to amend New Castle County Code Chapter 40, Article 3, Article 4, Article 11, and Article 33, Regarding Truck Terminals, Warehouses, Fulfillment Centers and Distribution Centers.
- V. 10:15 AM **Review and Discussion: Town of Clayton 2025 Comprehensive Plan Update (2025-10-01)**
County: Kent County **Municipality:** Clayton
Project: Review of a complete update to the Town of Clayton's 2019 Comprehensive Plan.
- VI. 10:45 AM **Review and Discussion: Cedarcrest (2025-10-10)**
County: Sussex County **Municipality:** Unincorporated
Location: County Seat Highway at Warrington Road
Project: Review of a proposed major cluster subdivision of 650 units on 471.6 acres classified as State Strategies Level 3 & 4 and zoned as AR-1 (Agricultural Residential District).
- VII. 11:15 AM **Review and Discussion: Goldsboro Farm (2025-10-06)**
County: Sussex County **Municipality:** Unincorporated
Location: West side of Mulberry Knoll Road, approximately 3,000 feet south of John J Williams Hwy (Route 24)
Project: Review of a proposed 307 unit single family residential cluster subdivision. The 257-acre site, currently used for agricultural purposes, is zoned AR-1 (Agricultural Residential District) and classified as State Strategies Levels 2,3, 4 and Out of Play.
- VIII. 11:45 PM **Review and Discussion: Robbins Property (2025-10-09)**
County: Sussex County **Municipality:** Unincorporated
Location: Northwest Corner of Shawnee Road at Old Shawnee Road
Project: Review of a proposed 105 single family lot subdivision on 150.6 acres and zoned as AR-1 (Agricultural Residential District). This area is classified as State Strategies Level 2, 3 and 4.
- IX. 12:15 PM **Lunch Break – switching to Room 307 for rest of PLUS Agenda**
- X. 1:00 PM **Review and Discussion: Bay City Mobile Home Park Expansion (2025-10-04)**
County: Sussex County **Municipality:** Unincorporated
Location: Cedar St, Millsboro, DE 19966
Project: Review of a proposed site plan to add an additional 98 home sites to an existing mobile home park. The site is classified as State Strategies Levels 3, 4, Out of Play; and zoned AR-1 (Agricultural Residential District)
- XI. 1:30 PM **Review and Discussion: DuPont Properties, LLC (2025-10-03)**
County: Sussex County **Municipality:** Unincorporated
Location: 32581 DuPont Blvd., Dagsboro, DE 19975

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Project: Review of a proposed site plan for multiple offices and warehouses on 9.86 acres, zoned C-1 (General Commercial District) and GR-1 (General Residential District) and is classified as State Strategies Level 2.

XII. 2:00 PM

Review and Discussion: Banks Irons Lane (2025-10-05)

County: Sussex County **Municipality:** Unincorporated

Location: West side of Irons Lane at the intersection of Old Mill Road

Project: Review of a proposed residential subdivision consisting of 115 single-family dwelling units on 55 acres. The site is classified as State Strategies Levels 2 & 3, and zoned AR-1 (Agricultural Residential District)