PLUS 2025-08-07 Straight Line Solutions Shopping Center

Note from OSPC

This project is within a Level 3 & 4 based on the 2020 Strategies for State Policies and Spending map.

In 2021 The current Town of Georgetown Plan was certified which was after the 2020 strategies was complete. According to page 84 of the 2020 Strategies for State Policies and Spending:

> Any plan updates that involve changes to growth and annexation areas in the next five years will be reviewed through the PLUS and certification processes. If, after evaluation, it is determined that an expansion of a growth or annexation area is warranted the plan will be certified. Any part of the certified new growth or annexation area will be considered to be "in compliance" with the *State Strategies*. The area will be incorporated in the next update of the *State Strategies* (scheduled for 2025) and assigned an updated Investment Level at that time.

We are still in the process of updating the Strategies and are unaware of what "level" it will be in when the Strategies are finalized; however, because the project is planning to annex into town and based on the 2020 certified plan which calls for this property to commercial on their Future Land Use Map, the Office of State Planning will consider this to be in compliance with the Strategies and will not object to the development of this parcel.

With that said, based on State agency comments, if there are environmental or other constraints to development, this office will support the agency concerns and mitigation measures recommended.

PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 30, 2025 2:26 PM

PLUS ID: 2025-08-07

State Strategy Level: 3 & 4

PLUS Application Type - Rezoning and Site Plan Review

Title: Straight Line Solutions Shopping Center
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Annexation of site into Georgetown and rezoning to Highway Commercial for a Shopping center with Flex space.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-14.00-32.00

Project Location: 20200/20224 Dupont Boulevard south of Wilson Hill Road

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

C.W. Property Investments, LLC
20158 Sand Hill Road
Georgetown, DE 19947
Phone: (302) 228-3335
Email: will@slsde.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Straight Line Solutions, LLC, C/O Will Hall
18473 Harbeson Road
Milton, DE 19968

Phone: (302) 228-3335
Email: will@slsde.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric Wahl
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **55.1**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2021-05-01**

Zoning Information

Present Zoning for this project area: **AR-1 and C-1 (Sussex County)**
Proposed Zoning for this project: **HC Highway Commercial (Georgetown)**

Land Use Information

Present Use for this project area: **Commercial - Office**
Proposed Use for this project: **Flex Commercial**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Other Flex commercial spaces with variety of commercial types.**
Type of Industrial:
Institution Type:
Total Square footage: **313,131**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	42.6	Yes	21

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.7**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Typical BMP's will be utilized for this site, including storm water management ponds, swales, and storm inlets with directing runoff to swm facilities.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **22.2**
What kind of Open Space? **Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
5,430
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
5%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
a future parcel "A" is being created with his site plan for future development.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Unknown
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Property Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Straight Line Solutions

Project ID (to be completed by OSPC): 2025-08-07

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner — Date: 7/30/2025

William Hall

Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date: 7/30/2025

Isabel C. Naranjo

Additional Owner (Please Print)

Published January 2022

SITE DATA (SUSSEX COUNTY):

1.	TAX MAP NUMBERS:	135-14.00-32.00
2.	DEED REFERENCE:	BOOK: 6200, PAGE: 01
3.	OWNER INFO:	C. W PROPERTY INVESTMENTS, L.L.C 20158 SAND HILL ROAD GEORGETOWN, DE 19947
4.	DEVELOPER:	STRAIGHT LINE SOLUTIONS, L.L.C. C/O WILL HALL 18473 HARBESON ROAD MILTON, DE 19968
5.	SITE ADDRESS :	20200 & 20224 DUPONT BLVD GEORGETOWN, DE 19947
6.	HUNDRED CODE:	GEORGETOWN HUNDRED
7.	ACREAGE:	GROSS 2,400,048± S.F. (55.10± ACRES)
8.	CURRENT ZONING:	AR-1, AGRICULTURAL RESIDENTIAL (SUSSEX COUNTY) C-1, GENERAL COMMERCIAL (SUSSEX COUNTY)
9.	PRESENT USE:	COMMERCIAL - OFFICE (GENERAL)
10.	EXISTING SEWER PROVIDER:	PRIVATE ON-SITE
11.	EXISTING WATER PROVIDER:	PRIVATE-ON-SITE WELL
12.	CURRENT AREA BREAKDOWN	
	TOTAL BUILDING FOOPRINT:	6,139± S.F. (0.26%)
	IMPERVIOUS SURFACE:	21,821± S.F. (0.91%)
	WETLAND:	30,837± S.F. (1.28%)
	OPEN SPACE:	2,023,242± S.F. (97.55%)
	GROSS AREA:	2,400,048± S.F. (100%)
13.	CURRENT PARKING SPACES:	30 SPACES
14.	DISTANCE TO NEAREST INTERSECTION:	550 N-E (WILSON HILL RD)
15.	PROXIMITY TO (TID):	N/A
16.	POSTED SPEED LIMIT:	45 MPH (DUPONT BLVD)
17.	BUILDING RESTRICTION LINES:	AR-1 / HC FRONT - 40 FT / 40 FT SIDE - 15 FT / 10 FT REAR - 20 FT / 10 FT
18.	MAXIMUM BUILDING HEIGHT:	55 FEET MAX.
19.	2020 STATE INVESTMENT AREA:	LEVELS 2,3,4
20.	SCHOOL DISTRICT:	INDIAN RIVER
21.	FIRE DISTRICT:	77 (GEORGETOWN)
22.	FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0300L, MAP REVISED JUNE 20, 2018. PROPERTY LIES WITHIN ZONE X WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
23.	PROPOSED DISCHARGE LOCATION FOR DISTURBED AREAS:	ONSITE - 0.99± AC.
24.	WATERSHED	DEEP CREEK- CHESAPEAKE BAY
25.	TAX DITCH AREA	MIFFLIN DEEP CREEK TAX DITCH PRONG 2
26.	WETLAND AREA	0.70 ± A.C.
27.	DATUM:	HORIZONTAL = NAD83, VERTICAL = NAVD88
28.	LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL	SUSSEX COUNTY

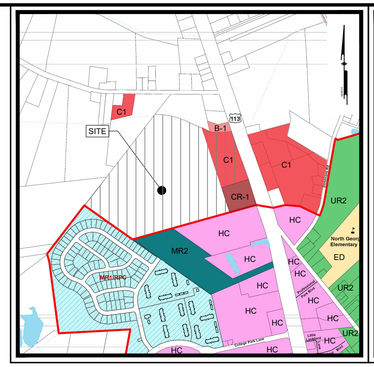
SITE DATA (TOWN OF GEORGETOWN):

1.	TAX MAP NUMBERS:	135-14.00-32.00
2.	DEED REFERENCE:	BOOK: 6200, PAGE: 01
3.	OWNER INFO:	C. W PROPERTY INVESTMENTS, L.L.C 20158 SAND HILL ROAD GEORGETOWN, DE 19947
4.	DEVELOPER:	STRAIGHT LINE SOLUTIONS, L.L.C. C/O WILL HALL 18473 HARBESON ROAD MILTON, DE 19968
5.	SITE ADDRESS :	20200 & 20224 DUPONT BLVD GEORGETOWN, DE 19947
6.	HUNDRED CODE:	GEORGETOWN HUNDRED
8.	PROPOSED ACREAGE BREAKDOWN:	COMMERCIAL AREA: 1,964,448± S.F. (45.10± ACRES) PARCEL A: 435,603± S.F. (10.00± ACRES)
9.	PROPOSED ZONING:	HC, HIGHWAY COMMERCIAL DISTRICT (TOWN OF GEORGETOWN) (§230-104)
10.	PROPOSED USE:	FLEX COMMERCIAL
11.	PROPOSED SEWER PROVIDER:	TOWN OF GEORGETOWN
12.	PROPOSED WATER PROVIDER:	TOWN OF GERGETOWN
15.	PROPOSED AREA BREAKDOWN	
	TOTAL BUILDING FOOPRINT:	313,131± S.F. (13.05%)
	IMPERVIOUS SURFACE:	685,240± S.F. (28.49%)
	WETLAND:	30,837± S.F. (1.25%)
	OPEN SPACE:	935,237± S.F. (39.06%)
	TOTAL COMMERCIAL AREA:	1,964,445± S.F (81.85%)
	PARCEL A:	435,603± S.F (18.15%)
	GROSS AREA:	2,400,048± S.F. (100%)

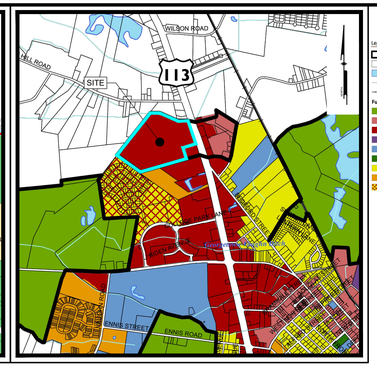
16. PROPOSED PARKING:

	REQUIRED	PROVIDED
INDOOR RECREATION (1 PER 200 S.F. OR 1 PER 4 SEATS)	193 SPACES	208 SPACES
OFFICE (1 PER 200 SF)	78 SPACES	117 SPACES
RESTAURANT (1 PER 50 SF & 1 PER 2 EMPLOYEE)	105 SPACES	107 SPACES
RETAIL (1 PER 150 SF)	43 SPACES	43 SPACES
SHOPPING CENTER (5 PER 1000 SF)	219 SPACES	227 SPACES
WAREHOUSE/MANUFACTURING (1 PER 2 EMPLOYEE)	80 SPACES	91 SPACES
TOTAL	718 SPACES	793 SPACES

17.	2019 TOWN OF GEORGETOWN COMPREHEMSIVE PLAN:	HIGHWAY COMMERCIAL
18.	PROPOSED DISCHARGE LOCATION FOR DISTRUBUTED AREAS:	ONSITE
19.	LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	TOWN OF GEORGETOWN



EXISTING ZONING MAP
Scale: 1" = 1000'



GEORGETOWN F.L.U.M.
Scale: 1" = 2000'

DUPONT BOULEVARD
a.k.a. US ROUTE 113
OTHER PRINCIPAL ARTERIALS | 200-FOOT RIGHT-OF-WAY | 24,932 AADT (2023)

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

20200 & 20224 DUPONT BLVD
GEORGETOWN, DE 19947
TM#: 135-14.00-32.00

SITE PLAN CONCEPT

STRAIGHT LINE SOLUTIONS, LLC
18473 HARBESON ROAD
MILTON, DE 19968

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	SLSDE24001
DATE	2025-06-05
DRAWING SCALE	1"=100'
DRAWN BY	KRML
APPROVED BY	EWW

CS-SP

SHEET 1 OF 1

PLOTTED: 4/30/2014 1:23 PM, BY: Kenneth R. Mateo Lopez PLOTSTYLE: Pennoni NCS.ctb
U:\Accounts\SLSDE\SLSDE24001 - 20200 & 20224 DuPont Blvd\SE\SKCH\CSSLSDE24001-CS-SP.dwg

PUBLIC PRE CHECK Results for State Parcel(s): 135-14.00-32.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

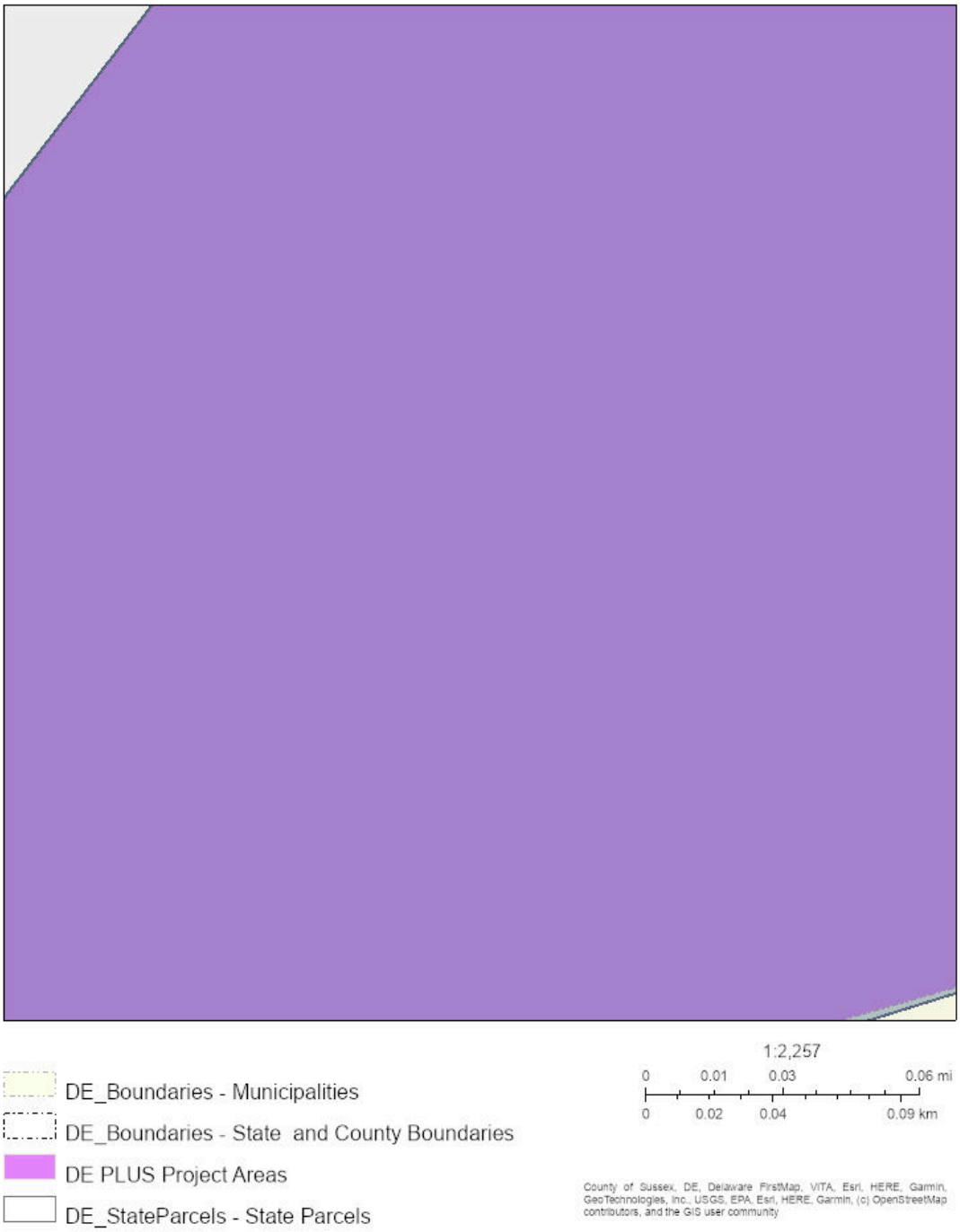
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,402,576.37 ft²

Aug 4 2025 10:41:52 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	2,382,758.10	N/A
DE_StateParcels - State Parcels	1	2,402,576.37	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	2	2,139,424.13	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	2,402,575.65	N/A
Tax Ditch Maximum ROWs	14	282,897.37	N/A
Tax Ditch Segments	6	N/A	3,083.89
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	7	1,156,472.16	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	2,402,576.37	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2018-11-02	33,757.14
2	2021-05-01	2,349,000.96

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	135-14.00-32.00	55.16	2,402,576.37

Delaware Ecological Network

#	ID	Area(ft²)
1	8,005.00	347,482.41
2	8,083.00	1,791,941.73

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hurlock loamy sand, 0 to 2 percent slopes	522,149.47
2	Mullica-Berryland complex, 0 to 2 percent slopes	1,880,426.18

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	MIFFLIN	Prong 2	63,784.73
2	MIFFLIN	Sub 2A Prong 2	219,112.64

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	MIFFLIN	Prong 2	1,019.13
2	MIFFLIN	Sub 2A Prong 2	2,064.76

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.03	1,255.03
2	26.03	3,515.66
3	130.13	22,739.64
4	1.05	35,652.19
5	2.93	127,425.32
6	3.45	150,239.30
7	38.69	815,645.02

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,402,576.37

Preliminary Land Use Service (PLUS)

2025-08-07 Straight Line Solutions Shopping Center



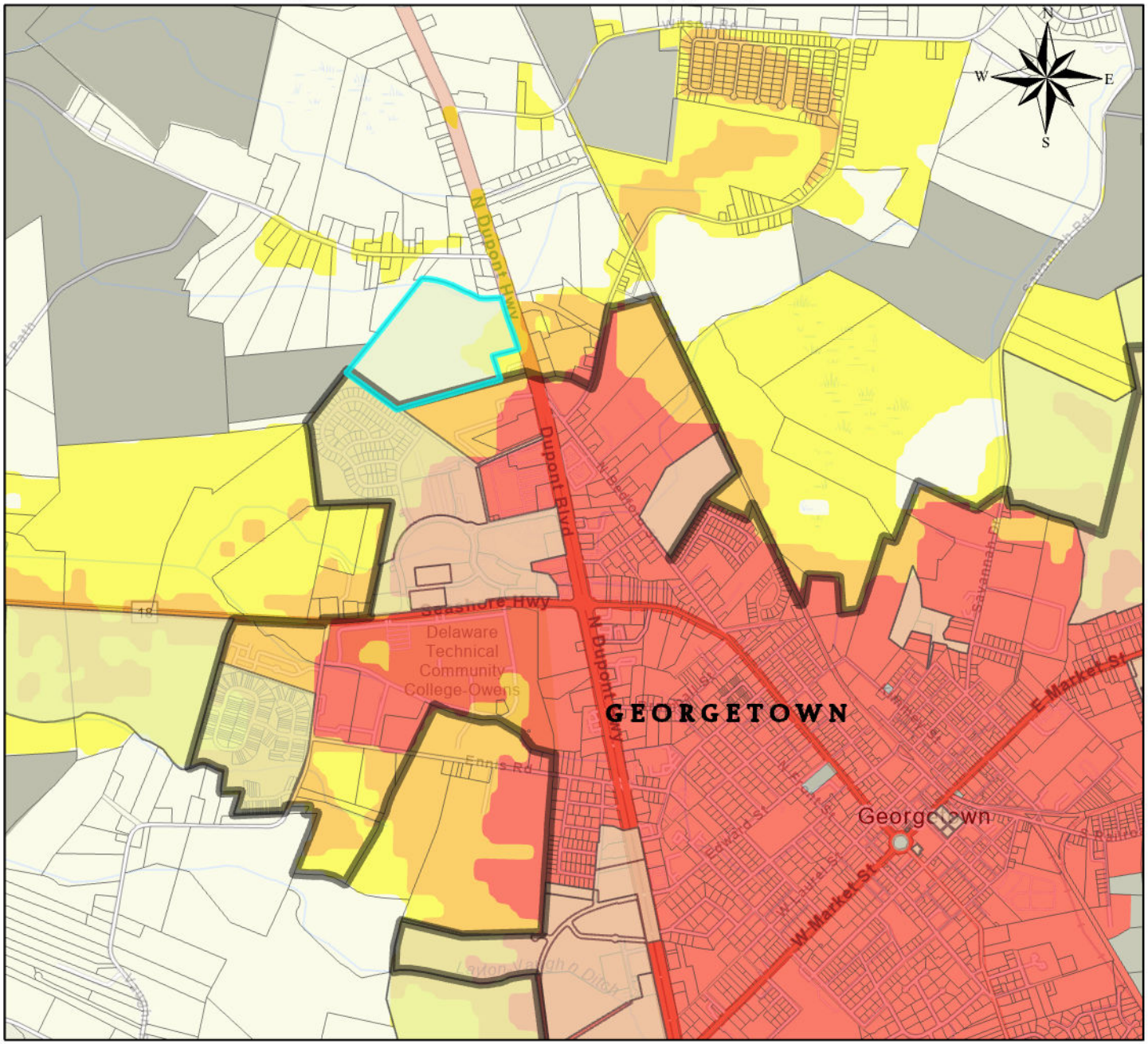
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-08-07 Straight Line Solutions Shopping Center



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Georgetown Boundary

