

**Preliminary Land Use Service (PLUS) Meeting  
Budget Office Conference Room  
Thomas Collins Building, 3rd Floor  
May 4, 2005**

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion:** Sandstone (PLUS 2005-04-02)  
**Location:** Southeast of the intersection of Jefferson Road and Smith Road, west of Jefferson Crossroads and northwest of Milton.  
**Project:** Site plan review for 61 units on 47.57 acres located in Level 4  
Note: This project is adjacent to PLUS 2005-01-08 (Hayfield) and just west of PLUS 2004-06-17 (Isaac's Glen).
- III. 9:45 AM **Review and Discussion:** Lakelyns (PLUS 2005-04-04)  
**Location:** On the northeast corner of the intersection of Peppers Corner and Lizard Hill Roads, south of Millville.  
**Project:** Rezoning of 72 acres located in the Environmentally Sensitive Developing Area (Level 4) for a 270 lot residential subdivision.
- IV. 10:30 AM **Review and Discussion:** Windmill Estates (PLUS 2005-04-05)  
**Location:** Between Whitesville Rd. and Brittingham Rd., northeast of Delmar.  
**Project:** Site plan for 214 residential units on 161 acres in the Level 4 Area.
- V. 11:15 AM **Review and Discussion:** The Woodlands (PLUS 2005-04-14)  
**Location:** On either side of Double Bridges Rd., east of Bayard Rd., near Bayard and south of Ocean View.  
**Project:** Site plan for 88 single family units on 47.39 acres in Level 3 and 4 areas.
- 12:00 PM **LUNCH**
- VI. 1:15 PM **Review and Discussion:** Baywood Town Center (PLUS 2005-04-16)  
**Location:** On the northeast side of Long Neck Rd., south east of Route 24 and adjacent to Baywood Greens, at Long Neck.  
**Project:** Rezoning and mixed use development including 388 residential units and 32,000 square feet of commercial, in the Environmentally Sensitive Developing Area.

VII. 2:00 PM **Review and Discussion:** Blackwater Creek – Westfarm (PLUS 2005-04-07)  
**Location:** South of Route 54 and west of Providence Church Rd. (Road 504), west of Delmar.  
**Project:** Rezoning of 291 acres from GR to GR-RPC for a 1014 unit residential planned community in the Level 4 Area.

**Review and Discussion:** Blackwater Creek – Northfarm (PLUS 2005-04-08)  
**Location:** North of Route 54 and east of Providence Church Rd. (Road 504), west of Delmar.  
**Project:** Rezoning of 236 acres from AR to MR/RPC for 348 residential units, a golf course, and 20,000 sq. ft. of B-1 and C-1 commercial in the Level 4 Area.

**Review and Discussion:** Blackwater Creek – Southfarm (PLUS 2005-04-09)  
**Location:** South of Route 54, north of West Line Rd., and east of Providence Church Rd. (Road 504), west of Delmar.  
**Project:** Site Plan for AR Cluster for 400 units on 200 acres in the Level 4 Area.

Note: The above projects make up one larger plan, however, each is on a separate farm and has been submitted as a separate PLUS application. The current and proposed zoning is different on each. The projects should be evaluated individually, but within the context of the larger picture.