

**Preliminary Land Use Service (PLUS) Meeting  
Room 133, Haslet Armory  
122 Martin Luther King Jr. Blvd., South  
Dover  
November 26, 2014**

**Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change**

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
  
- II. 9:00 AM **Review and Discussion: Dollar Tree (PLUS 2014-11-02)**  
**Location:** 2201 Hessler Blvd, New Castle County  
**Project:** Review of a rezoning from Industrial to Commercial Regional, and site plan for 9,180 sf of retail space on 1 acre.
  
- III. 9:30 AM **Review and Discussion: 3681 Harris Road (PLUS 2014-11-04)**  
**Location:** 3681 Harris Road, New Castle County  
**Project:** Review of a rezoning from Suburban Reserve to Suburban Reserve and Industrial, subdivision and site plan for a 12,000 sf warehouse on 108 acres located in Levels 3 and 4.
  
- IV. 10:00 AM **Review and Discussion: Mapleton Charter School (PLUS 2014-11-06)**  
**Location:** Lorewood Grove Road, New Castle County  
**Project:** Review of a site plan for a 43,000 sf charter elementary school on 13 acres.
  
- V. 10:30 AM **Review and Discussion: Eagles Landing (PLUS 2014-11-07)**  
**Location:** 2127 South Little Creek Road, Dover  
**Project:** Review of a rezoning from AG Conditional Use to IG for use as a warehouse located in on 2 acres in Level 4 (Kent County).  
**Note:** Rezoning only. Site plan to be submitted at a later date if changes are planned to the existing building.
  
- VI. 11:00 AM **Review and Discussion: Dewey Beach Comprehensive Plan Amendment (PLUS 2014-11-05)**  
**Project:** Review of a Comprehensive Plan Amendment to rezone 5 parcels from Resort Business (RB-1) to Resort Residential (RR).
  
- VII. 11:30 AM **Review and Discussion: Villas at Lewes Crossing (PLUS 2014-11-01)**  
**Location:** South side Beaver Dam Road, West of Plantations Road, Sussex County  
**Project:** Review of a rezoning from AR-1 to HR-1/RPC, and site plan for 100 multi-family residential units on 20 acres.

VIII. 12:00 PM **Review and Discussion: Berzins Property (PLUS 2014-11-03)**  
**Location:** Muddy Neck and Double Bridges Road, Ocean View  
**Project:** Review of site plan and subdivision for 81 residential units and 36,000  
sf of commercial space on 28 acres.

**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.**