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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
April 29, 2026

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: Estates at Reynolds Ponds (2026-04-01)**
County: Sussex County **Municipality:** Unincorporated
Location: Hummingbird Road, Ellendale, DE
Project: Review of a proposed site plan consisting of 82 single-family homes. Project is on 74 acres categorized as State Strategies Level 4 and zoned AR-1 (Agricultural Residential District).
- III. 9:30 AM **Review and Discussion: Inland Oaks (2026-04-02)**
County: Sussex County **Municipality:** Unincorporated
Location: Between Robinsonville Road and Rt 24, east of Sarah Run
Project: Review of a proposed residential cluster subdivision containing 84 single family lots. Project is on approx. 50 acres categorized as State Strategies Levels 2-4 and zoned AR-1 (Agricultural Residential District).
- IV. 10:00 AM **Review and Discussion: Scarlet Oaks Holdings Parcels FLUM Amendment (2026-04-04)**
County: Sussex County **Municipality:** Milton
Location: Corner between Rt 5 and Shingle Point Rd
Project: Review of a proposed amendment to the Future Land Use/Potential Expansion Map of the Comprehensive Plan by changing two parcels from residential to commercial. TMP#235-20.00-63.00 and 235-20.00-63.01

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.

- V. 10:15 AM **Review and Discussion: Town of Milton Comprehensive Plan Pre-Update (2026-04-03)**
County: Sussex County **Municipality:** Milton
Project: Pre-update review of the Town's comprehensive plan.
- VI. 10:45 AM **Review and Discussion: Twin Lakes (2026-04-05)**
County: Kent County **Municipality:** Felton
Location: South & East of Peach Basket Road, Northwest of the Town of Felton
Project: Review of a residential community site plan consisting of 375 Townhomes and 100 Condominiums. Project is on approx. 65 acres categorized as State Strategies Levels 2 and zoned R3 (Multi-Family Residential).

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