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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
June 3, 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: Traditions of America at Lewes (2026-05-03)**
County: Sussex County **Municipality:** Unincorporated
Location: Hopkins Road, Lewes, DE - approx. 4,500' south of Fisher Road intersection
Project: Review of a proposed 55+ residential community comprised of 302 detached single-family dwellings and community amenity area
- III. 9:30 AM **Review and Discussion: Hickory Manor (2026-05-06)**
County: Sussex County **Municipality:** Unincorporated
Location: Hickory Manor Road, near Omar Road intersection
Project: Review of a proposed cluster subdivision of 98 single family homes
- IV. 10:00 AM **Review and Discussion: South Bethany Comprehensive Plan Pre-Update (2026-05-02)**
County: Sussex County **Municipality:** South Bethany
Project: Pre-Update Review of South Bethany's Comprehensive Plan
- V. 10:30 AM **Review and Discussion: 1000 GBC Drive (2026-05-01)**
County: New Castle County **Municipality:** Unincorporated
Location: 1000 GBC Drive, Newark, DE 19702
Project: Review of a proposed 137,900 GFA research and development facility site plan

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.

- VI. 11:00 AM **Review and Discussion: NCC Parking Ordinance (2026-05-04)**
County: New Castle County **Municipality:** Unincorporated
Project: Review of New Castle County’s local government ordinance to amend code chapter 40 (“Unified Development Code”) relating to parking
- VII. 11:15 AM **Review and Discussion: NCC Certification of Electrical Capacity Ordinance (2026-05-05)**
County: New Castle County **Municipality:** Unincorporated
Project: Review of New Castle County’s local government ordinance to amend code chapter 40 (“Unified Development Code”), article 5 (“Site Capacity and Concurrency Calculations”) and Appendix 1 (“Application and Plan Requirements”) to require certification of electrical capacity

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