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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
July 1, 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: Town of Frederica 2025 Comprehensive Plan (2026-06-01)**
County: Kent County **Municipality:** Frederica
Project: Review the Town of Frederica’s 2025 Comprehensive Plan update.
- III. 9:30 AM **Review and Discussion: West Denneys Road General Business Rezoning (2026-06-06)**
County: Kent County **Municipality:** Unincorporated
Location: North side of West Denneys Road
Project: Review of proposed rezoning approximately 18 acres from IL & IG (Limited Industrial & General Industrial) to BG (General Business) in an area categorized as State Strategies Level 1.
- IV. 9:45 AM **Review and Discussion: Campbell Property (2026-06-09)**
County: Sussex County **Municipality:** Unincorporated
Location: Southwest side of Lighthouse Road (Route 54), West of Fenwick Island
Project: Review of a proposed site plan for 352 age restricted rental units with a restaurant and fitness center. A 23.1-acre mixed use project in an area categorized as State Strategies Levels 3 & 4.

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: Daisey Estates (2026-06-08)**
County: Sussex County **Municipality:** Unincorporated
Location: Northside of Daisey Rd at the intersection of Honeysuckle Rd
Project: Review of a proposed rezoning and site plan for a planned community with a workforce housing component. Approximately 105-acre project with 342 total units consisting of single family, multifamily and duplex style housing options. Rezoning proposes change from AR-1 (Agricultural Residential) to MR/RPC (Medium Density Residential / Residential Planned Community District) in an area categorized as State Strategies Levels 2 & 3.
- VI. 10:45 AM **Review and Discussion: Hunters' Run Development Project (2026-06-03)**
County: Sussex County **Municipality:** Unincorporated
Location: 30836 DuPont Boulevard, Dagsboro, DE 19971
Project: Review of a proposed site plan for an 85-acre mixed use development project that includes a mix of housing options, medical office space, approximately 200,000 sq ft of retail space and 100,000 sq ft of restaurant space in an area categorized as State Strategies Levels 2 – 4.
- VII. 11:15 AM **Review and Discussion: 2027 City of Lewes Comprehensive Plan Pre-Update (2026-06-04)**
County: Sussex County **Municipality:** Lewes
Project: Pre-Update review of Lewes's Comprehensive Plan in preparation for their 2027 Comprehensive plan update.
- VIII. **Lunch Break**
- IX. 1:00 PM **Review and Discussion: Town of Elsmere Comprehensive Plan Amendment (2026-06-05)**
County: New Castle County **Municipality:** Elsmere
Project: Review of the Town of Elsmere's 5-year review, includes their accomplishments, an updated Future Zoning map and updated examples of historic properties in the Town.
- X. 1:30 PM **Review and Discussion: Reserve at Christiana Creek (2026-06-07)**
County: New Castle County **Municipality:** Unincorporated
Location: Whittington Woods, New Castle County
Project: Review of a proposed site plan for an 82-lot open space planned subdivision. Approximately 63.5 acre residential project in an area categorized as State Strategies Levels 1 & 5.
- XI. 2:00 PM **Review and Discussion: NCC Ord 26-053 Rezoning (2026-06-02)**
County: New Castle County **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 and 420 Boyds Corner Rd
Project: Review of a proposed county ordinance 26.053 to rezone part of TP 13-007.00-038 from S (Suburban) to I (Industrial) and to amend the comprehensive plan to be consistent.

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XII. 2:15 PM

Review and Discussion: NCC Redevelopment Ordinance (2026-06-10)

County: New Castle County **Municipality:** Unincorporated

Location: 101 CIP Ct, 416 and 420 Boyds Corner Rd

Project: Review of a proposed county ordinance to amend NCC Code Chapter 40, Article 3 , Article 5 , Article 7 , Article 8 , Article 9, Article 14 , Article 22, Article 26 Article 3 and Article 33, regarding redevelopment.