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**Preliminary Land Use Service (PLUS) Meeting**

**This meeting will be conducted on-line and in person**

**Room 219, Haslet Armory**

**122 Martin Luther King Jr. Blvd., South**

Please see <https://publicmeetings.delaware.gov/> for link to on-line access

**July 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: Spartan Village (2026-07-01)**  
**County:** Kent County **Municipality:** Unincorporated  
**Location:** Killens Pond Rd, Felton DE  
**Project:** Review of a proposed subdivision for 265 detached single-family dwellings in an area classified as State Strategies levels 2, 3, and Out of Play.
- III. 9:30 AM **Review and Discussion: Eden Square Shopping Center (2026-07-02)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 100 Eden Circle, Bear DE 19701  
**Project:** Review of a proposed site plan of eight new buildings (1 apartment building of 99 units, 2 restaurant, and 5 commercial retail buildings) with associated parking and pedestrian improvements to existing shopping center. This project is in an area classified as State Strategies levels 1 and 2.
- IV. 10:00 AM **Review and Discussion: Fox Run Business Center (2026-07-04)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 2500 Wrangle Hill Rd Bear, DE 19701  
**Project:** Review of proposed mixed use site plan for 71 townhome units and a 53,600 SF of rehabilitation hospital in an area classified as State Strategies levels 1 & 2.

**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. 10:30 AM **Review and Discussion: Town of Townsend Comprehensive Plan Update (2026-07-03)**  
**County:** New Castle County **Municipality:** Townsend  
**Project:** Review of the Town of Townsend’s 5-year update which proposes to alter the Town’s Future Land Use Map to include additional areas for future annexation and to update the Comprehensive Plan.
- VI. 11:00AM **Review and Discussion: NCC Ordinance Age Restricted Developments (2026-07-05)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Project:** Review of proposed county ordinance to amend County Code Chapter 40 (“Unified Development Code”) Article 7 (“Transfer of Development rights and other incentives and bonuses”) relating to age restricted developments.
- VII. 11:15 AM **Review and Discussion: Sea Cliff (2026-07-06)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** South side of Piney Neck Rd at corner with Adams Rd  
**Project:** Review of a proposed rezoning and site plan for a residential planned community with 330 single family detached and 113 townhomes condo units in an area classified as State Strategies levels 3, 4 and Out of Play.
- VIII. 11:45 AM **Review and Discussion: Marlin Cove (2026-07-07)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** West side of New Rd, approx. 100’ North of Lighthouse Rd (Rt 54)  
**Project:** Review of a proposed site plan of 282 affordable housing apartment units with clubhouse, pool, and amenities using the Sussex County Rental Program. The project is in an area classified as State Strategies levels 2 & 3.

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