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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

September 30, 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.

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| I. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: NCC Gender Neutral Language Ord (2026-09-01)
County: New Castle County Municipality: Unincorporated
Project: Review of a proposed Local Government Ordinance to amend New Castle County Code relating to gender neutral language. |
| III. | 9:15 AM | Review and Discussion: Coastal Passage (2026-09-02)
County: Sussex County Municipality: Unincorporated
Location: North of Milton-Ellendale Highway, West of Mulberry Street
Project: Review of a proposed site plan for a community consisting of 1,387 dwelling units featuring a mixture of approx. 1,099 sale units and approx. 288 apartments for rent. This project is an area classified as State Strategies Levels 1 through 3. |
| IV. | 9:45 AM | Review and Discussion: Ocean Sands (2026-09-03)
County: Sussex County Municipality: Unincorporated
Location: Atlantic Avenue, Clarksville, 19970
Project: Review of a proposed rezoning and site plan for a multi-family residential development with approx. 248 townhouse units in an area currently zoned AR1 (Agricultural Residential) requesting to change to MR (medium residential). This project is in an area categorized as State Strategies Levels 2 and 3. |

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: 22803 S DuPont Hwy Rezoning (2026-09-04)**
County: Kent County **Municipality:** Unincorporated
Location: 22803 S DuPont Hwy, Greenwood DE 19950
Project: Review of a proposed rezoning from AR to a commercial zoning, so the land can be used for parking tractor trailers, trucks, cars, etc.