PLUS

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**Preliminary Land Use Service (PLUS) Meeting**
**This meeting will be conducted online 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**
**December 2, 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: 1100 Carr Road (2026-11-06)**
**County:** New Castle County **Municipality:** Unincorporated
**Location:** 1100 Carr Road. (Between Carr Road and Philadelphia Pike)
**Project:** Review of a proposed site plan to redevelop & convert 2 office buildings, and proposed multifamily apartment buildings with a total of 259 age restricted units. This project is in an area categorized by State Strategies as Level 1 and Out of Play.

III. 9:30 AM **Review and Discussion: City of Harrington FLUM Update (2026-11-03)**
**County:** Kent County **Municipality:** Harrington
**Location:** Along Rt 14 and next to Cozy Ct
**Project:** Review of a proposed revision to Existing and Future Land Use Maps changing two parcels (TPs 6-09-18000-01-1500-00001 & 0100-00001) from low density to high density residential. This is in an area categorized by State Strategies as Level 1.

IV. 10:00 AM **Review and Discussion: Coastal Haven (2026-11-02)**
**County:** Sussex County **Municipality:** Unincorporated
**Location:** Zion Church Road at Johnson Road, southeast corner
**Project:** Review of a proposed site plan for 88 apartments in an area categorized by State Strategies as 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. 10:30 AM **Review and Discussion: Roxana Farm (2026-11-04)**
**County:** Sussex County **Municipality:** Unincorporated
**Location:** South Side of Pyle Center Rd, North Side of Frankford School Rd
**Project:** Review of a proposed rezoning and site plan for a 232 townhouses and 167 single family residential community with clubhouse and pool. Proposed rezoning is from AR-1 (Agricultural Residential District) to MR-RPC (Medium-Density Residential - Residential Planned Community). This project is in an area categorized by State Strategies as Levels 1 - 3.

VI. 11:00 AM **Review and Discussion: Ritter Lake (2026-11-05)**
**County:** Sussex County **Municipality:** Unincorporated
**Location:** Southwest side of Plantation Rd, +/- 875' South of Robinsonville Rd
**Project:** Review of a proposed site plan for a 732 Unit-Mixed Use Residential Community. 672 Condo Units with remaining 60 Units to be Townhomes. 10% of units are to be price affordable to households at 120% of AMI income. 8 Acres of Commercial Outlots. This project is in an area categorized by State Strategies as Levels 1 and 2.

VII. 11:30 AM **Review and Discussion: Hunter's Run (2026-11-07)**
**County:** Sussex County **Municipality:** Unincorporated
**Location:** East side and west side of RT 113, 2600' south of the intersection with Molly Field Rd
**Project:** Review of a proposed subdivision for a residential planned community with 194 townhouse units along with 181,363 sq ft retail in an area categorized by State Strategies as Levels 2 and 3.

VIII. 12:00 PM **Review and Discussion: Sussex Revising FLUM (2026-11-01)**
**County:** Sussex County **Municipality:** Unincorporated
**Location:** 24215 Lewes Georgetown Hwy, Georgetown DE
**Project:** Review of a potential amendment of the Comprehensive Plan to change the Future Land Use Map regarding parcels 135-11.00-31.00 and 135-16.00-70.00. The zoning change would be from AR-1 (Agricultural Residential District) and C-1 (General Commercial District) to an LI-2 (Light Industrial District).

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