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Sussex County Planning & Zoning Commission

AGENDA

February 18, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Other Business

<u>Revelation Craft Brewing Company</u> Revised Final Site Plan	SC
<u>2018-18 Channel Pointe (F.K.A. Bishop's Pointe & Cannon Property)</u> Request to Amend Voluntary Wetlands Buffer	BM
<u>2025-09 Lands of Fernandez Subdivision</u> Final Subdivision Plan	BM
<u>C/U 2371 Georgetown Business Plaza, LLC</u> 6 Month Time Extension Request	JP
<u>S-26-05 22975 Lewes-Georgetown Highway – Telecommunications Tower</u> Preliminary Site Plan	JP
<u>S-25-75 Brian Rowe</u> Preliminary Site Plan	BM
<u>S-18-43 Waste Management</u> Revised Final Site Plan	JA
<u>Lands of DDF, LLC</u> Minor Subdivision Plan off a proposed 50-ft easement	SC



- Lands of Christopher T. & Sandra M. Kirk** JA
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Christian J. Addor** JA
Minor Subdivision Plan off a proposed 50-ft easement
- Lands of Warren Munroe & David Rohrbaugh** JP
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Absher Farms LLC** JA
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Bebee Properties, LLC** JA
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Mojdehbakhsh and Leonardo** SC
Minor Subdivision Plan off a proposed 30-ft easement

Old Business

C/U 2530 Whitney Price BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for seasonal bungalows (2 units) for the purpose of short-term rental to be located on a certain parcel of land lying and being in Sussex County, containing 0.8 acre, more or less. The property is located on the east side of Roxanna Road (Rt. 17) and the south side of Lucinda Drive, approximately 600 feet north of Burbage Road (S.C.R. 353). 911 Address: 32293 Roxanna Road, Ocean View. Tax Map Parcel: 134-12.00-379.01.

C/U 2485 Christopher Hanyok BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a fence installation business with outside storage to be located on a certain parcel of land lying and being in Sussex County, containing 5.00 acres, more or less. The property is and lying on the east side of Rust Road (S.C.R. 292A), approximately 0.27 mile south of Harbeson Road (Rt. 5). 911 Address: 20601 Rust Road, Harbeson. Tax Map Parcel: 234-4.00-10.32.

C/U 2625 Greg Mitchell JP
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Condition E of Conditions of Approval for Conditional Use No. 2270 (Ordinance No. 3070) regarding the hours of operation for an existing outdoor racetrack to be located on a certain parcel of land lying and being in Sussex County, containing 35.00 acres, more or less. The properties are lying on the northwest side of the intersection of Hastings Farm Road (S.C.R. 526) and Coverdale Road (S.C.R. 252). 911 Addresses: 22372, 22378 & 22382 Coverdale Road, Seaford & N/A. Tax Map Parcels: 231-9.00-4.00, 5.00 & 5.01.

Recess

Public Hearings

C/U 2533 RWE Clean Energy

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays and associated utilities to be located on a certain parcel of land lying and being in Sussex County, containing 69.03 acres, more or less. The property is lying on the south side of Cypress Road (Route 54), approximately 62 feet west of the intersection of Cliff Road (S.C.R. 380A) and Cypress Road (Route 54). 911 Address: N/A. Tax Map Parcel: 533-8.00-10.00.

C/U 2549 GreenTek, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and C-1 General Commercial District for solar arrays to be located on a certain parcel of land lying and being in Sussex County, containing 84.76 acres, more or less. The property is lying on the east and west sides of DuPont Boulevard (Rt. 113), approximately 700 feet south of Molly Field Road (S.C.R. 407). 911 Address: N/A. Tax Map Parcel: 233-5.00-146.00.

C/U 2614 FFP DE Vines Creek, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on a certain parcel of land lying and being in Sussex County, containing 24.97 acres, more or less. The property is lying on the north side of Vines Creek Road (Rt. 26), approximately 0.31 mile west of Sandy Landing Road (S.C.R. 342). 911 Address: 32507 Vines Creek Road, Dagsboro. Tax Map Parcel: 134-10.00-31.00.

Public Comment

Additional Business

Recognition of Mr. Bruce Mears' years of service.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 11, 2026, at 12:00 p.m., and at least seven (7) days in advance of the meeting.

The agenda was revised at 4:25 p.m on February 11, 2026 to add one item of Other Business relating to Revelation Craft Brewing Company to the agenda.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence

Please note that the Public Hearing for C/U 2546 James Mershon was not included in the meeting agenda. The applicant has requested that the Public Hearing be rescheduled for a future date. The application will be re-noticed and new notifications sent out once a new hearing date is selected.

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to pandz@sussexcountype.gov or delivered by hand to the Planning & Zoning

Department, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, February 17, 2026.

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