

HOLLY WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
JOHN PASSWATERS
DAVID PETTYJOHN



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878
www.sussexcountyde.gov

pandz@sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

March 4, 2026

3:00 P.M.

Call to Order

Additional Business

Administration of Oaths

Reorganization

Approval of Agenda

Approval of Minutes – February 4, 2026

Other Business

C/Z 1583 – The Peninsula – Discovery SC
Revised Final Site Plan & Updated Master Plan

S-20-14 High Tide Church SC
Revised Final Site Plan

Mountaire – Screw Press Building SC
Revised Final Site Plan

Revelation Craft Brewing Company SC
Revised Preliminary Site Plan

S-24-33 DuPont Properties JA
Revised Preliminary Site Plan

Lands of Darrell & Gina Banning JA
Minor Subdivision Plan off a proposed 50-ft easement



Lands of Timothy Ramey Construction, Inc.

JA

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Straight Line Solutions, LLC

JP

Minor Subdivision Plan off a proposed 30-ft easement

Old Business

C/U 2533 RWE Clean Energy

JA

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 2614 FFP DE Vines Creek, LLC

JA

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.

Recess

Public Hearings

2024-05 Rivers Edge

SC

A cluster subdivision to divide 125.13 acres +/- into one hundred and eighty-seven (187) single-family lots to be located on a certain parcel of land and lying and being in Sussex County. The property is lying on the northeast side of Cave Neck Road (S.C.R. 88), approximately 0.72-mile east of Round Pole Bridge Road (S.C.R. 257). 911 Address: 16300 King Cole Drive, Milton. Tax Map Parcel: 235-21.00-171.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2424 Oceans Six

SC

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family dwellings (6 units) to be located on a certain parcel of land lying and being in Sussex County, containing 0.61 acres, more or less. The property is lying on the east side of Coastal Highway (Route 1), approximately 278 feet north of Jefferson Bridge Rd. (S.C.R. 361-A). 911 Address: N/A. Tax Map Parcel: 134-17.07-190.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 25, 2026, at 4:35 p.m., and at least seven (7) days in advance of the meeting.

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

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@sussexcountyde.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, March 3, 2026.

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