

HOLLY WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS, VICE CHAIR
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

REVISED AGENDA

March 18, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 18, 2026

Other Business

2023-14 Northstar Property, LLC SC
Revised Preliminary Subdivision Plan

(S-23-12) Chappell Farm SC
Final Site Plan

S-24-59 Leeward Chase – Amenities DP
Preliminary Site Plan

S-25-73 Wescoats Professional Center West SC
Preliminary Site Plan

S-26-11 Wescoats Professional Center East SC
Preliminary Site Plan

S-26-01 Mountaire Feed Mill JP
Preliminary Site Plan

S-26-08 20924 Camp Road JP
Preliminary Site Plan

S-26-10 Rennie S. Hunt (C/U 2493) DP
Preliminary Site Plan



- Lands of Jon & Rita Clucas** JP
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Craig & Robin Mills** JP
Minor Subdivision Plan off a proposed 50-ft easement
- Lands of SSA Properties, LLC** JP
Minor Subdivision Plan off a proposed 50-ft easement

Old Business

2025-01 Howard Manor DP
A standard subdivision to divide a 22,946 square foot lot (Lot 1) within the existing Howard Manor Subdivision into two (2) single-family lots to be located on a certain parcel of land lying and being in Sussex County. The property is lying on the east side of Diane Road, a private road within the subdivision, lying on the south side of Atlantic Avenue (Rt. 26), approximately 500 feet east of Irons Lane (S.C.R. 348). 911 Address: N/A. Tax Map Parcel: 134-11.00-184.00. Zoning: Medium Density Residential.

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).
TO ANNOUNCE RECEIPT OF ADDITIONAL INFORMATION

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.

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.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 11, 2026, at 11:00 a.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.

PLEASE NOTE: This Agenda was Revised on Thursday, March 12, 2026, at approximately 2:00PM to remove the Public Hearing Applications (2024-08 Frog Farm, C/U 2554 E. Johnson Holdings, LLC & C/U 2555 Bittersweet Investments, LLC) from the Agenda. These Agenda items will be rescheduled and included on a future Commission Agenda.

-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 17, 2026.

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