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Sussex County Planning & Zoning Commission

AGENDA

May 20, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 15, 2026

Other Business

- | | |
|---|----|
| <u>S-25-01 Sussex CSG1, LLC (C/U 2354)</u> 6-Month Time Extension Request for C/U | JA |
| <u>2025-01 Howard Manor</u> Final Subdivision Plan | DP |
| <u>2020-07 Main & MacNamara</u> Final Subdivision Plan | SC |
| <u>S-26-27 Cole World</u> Revised Final Site Plan | DP |
| <u>S-26-17 Anthony & Jessica Savini</u> Final Site Plan | JP |
| <u>S-25-67 Michael P. Justice</u> Revised Final Site Plan | DP |
| <u>S-26-28 The Crossings at Oak Orchard, LLC (A.K.A. Riverwinds)</u> Revised Preliminary Site Plan & Master Plan | DP |
| <u>S-26-23 Network Towers</u> Preliminary Site Plan | JP |



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| <u>S-26-22 Rio Motors</u> | DP |
| Preliminary Site Plan | |
| <u>S-24-05 Lands of Leslye A. Brossus</u> | DP |
| Preliminary Site Plan | |
| <u>2021-24 Fishers Point Subdivision</u> | DP |
| Amenities Plan, Revised Final Subdivision Plan & Request to Amend Conditions of Approval | |
| <u>Lands of Robert Lee & Wendy Adkins</u> | DP |
| Minor Subdivision Plan off a proposed 30-ft easement | |
| <u>Lands of Mardawi, Ahmad, Seris, & Alqaryouti</u> | JP |
| Minor Subdivision Plan off a proposed 50-ft easement | |
| <u>Lands of Mark & Denise Cathell</u> | JA |
| Minor Subdivision Plan off a proposed 50-ft easement | |
| <u>Lands of Verma J. Tribitt</u> | DP |
| Minor Subdivision Plan off a proposed 50-ft easement | |

Old Business

C/U 2551 Sarah Peterson JA
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Sussex County, containing 8.45 acres, more or less. The property is lying on Morning Glory Farms Road on the northwest side of Portsville Road (S.C.R. 492), approximately 0.84 mile east of S. Shell Bridge Road (S.C.R. 492A). 911 Address: 8982 Morning Glory Farms Road, Laurel. Tax Map Parcel: 432-3.00-41.06.

C/U 2631 Zion Church Ventures, LLC JA
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage/warehouse/office buildings and a car wash (to amend condition “D” and condition “N” of the conditions of approval for Conditional Use No. 2581 (Ordinance No. 4009) to allow for office spaces within the warehouse units and to remove the requirement that an on-site management office be established for the maintenance and operation of the warehouse units to be located on a certain parcel of land lying and being in Sussex County, containing 29.55 acres, more or less. The property is lying on the southwest side of Zion Church Road (Route 20), approximately 605 feet northwest of Deer Run Road (S.C.R. 388), and the north side of Deer Run Road (S.C.R. 388), approximately 159 feet southwest of Zion Church Road (Route 20). 911 Address: 36054 Zion Church Road, Frankford. Tax Map Parcel: 533-11.00-23.00.

C/U 2540 La Dolce Far Niente, LLC DP
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a self storage facility, an office and outdoor storage to be located on a certain parcel of land lying and being in Sussex County, containing 7.00 acres, more or less. The property is lying on the west side of DuPont Boulevard (Route 113), approximately 0.19 mile

north of East Piney Grove Road (S.C.R. 329). 911 Address: N/A. Tax Map Parcel: 133-11.00-1.02.

C/U 2604 Alvaro E. Perez Roblero

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with outdoor storage and parking 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 lying on the west side of Cedar Corners Road (S.C.R. 638), approximately 410 feet south of Redden Road (Rt. 40). 911 Address: 16694 Cedar Corners Road, Bridgeville. Tax Map Parcel: 430-17.00-23.01.

C/Z 2053 Seaside at Lewes, LLC & Derrickson Properties, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Sussex County, containing 29.97 acres, more or less. The properties are lying on the northeast side of Coastal Highway (Rt. 1), directly north of Cave Neck Road (S.C.R. 88). 911 Address: N/A. Tax Map Parcel: 235-23.00-1.04 & 235-23.00-1.00 (P/O).

Recess

Public Hearings

C/U 2550 Milton DE Solar CSS, LLC

JP

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 30.55 acres, more or less. The property is lying on the west side of Harbeson Road (Route 5), approximately 850-feet south from the intersection of Diamond Farm Road (S.C.R. 257) and Harbeson Road (Route 5). 911 Address: N/A. Tax Map Parcel: 235-26.00-17.01.

C/U 2577 Soltage DE DevCo, LLC

DP

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 32.94 acres, more or less. The property is lying on the south side of Millsboro Highway (Route 24), at the intersection of Millsboro Highway (Route 24) and Phillips Hill Road (S.C.R. 472). 911 Address: N/A. Tax Map Parcel: 133-20.00-75.00.

C/U 2592 Soltage DE DevCo, LLC

DP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for commercial solar arrays to be located on a certain parcel of land lying and being in Sussex County, containing 85.3 acres, more or less. The property is lying on the south side of Radish Road (S.C.R. 338) and on the north and south side of Hickory Hill Road (S.C.R. 82) and Indian Town Road (S.C.R. 408), approximately 940 feet east from Mumford Road (S.C.R. 409). 911 Address: N/A. Tax Map Parcel: 133-20.00-51.00.

C/Z 2032 ELU DeLuca Mid-Atlantic, LLC (Tide Pines)

DP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a GR-RPC General Residential District – Residential Planned Community (181 dwelling units) for a certain parcel of land lying and being in

Sussex County, containing 63.28 acres, more or less. The properties are lying on the south side of Legion Road (S.C.R. 298), approximately 0.51 mile south of John J. Williams Highway (Route 24). 911 Address: N/A. Tax Map Parcels: 234-29.00-265.00 & 264.00 (P/O).

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 13, 2026, at 4:25 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@sussexcountye.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://sussexcountye.gov/council-chamber-broadcast>

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

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, May 19, 2026.

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