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Sussex County Planning & Zoning Commission

AGENDA

June 3, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 6, 2026

Old Business

2024-07 Stockley Acres

DP

A cluster subdivision to divide 41.7 acres +/- into eighty-three (83) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The properties are lying on the south side of Stockley Road (S.C.R. 280), approximately 0.38 mile west of Beaver Dam Road (Rt. 23). 911 Address: 30134, 30104 & 30164 Stockley Road, Milton. Tax Map Parcel: 234-5.00-54.00 & 54.01. Zoning: AR-1 (Agricultural Residential).

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 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/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).

Recess

Public Hearings

C/U 2569 Pivot Energy DEL045, LLC

DP

An Ordinance to grant a Conditional Use of land in an GR General Residential District for solar arrays to be located on a certain parcel of land lying and being in Sussex County, containing 45.57 acres, more or less. The parcel is lying on the east and west sides of Norwood Lane, approximately 950 feet southwest of Oak Orchard Road (Route 5). 911 Address: N/A. Tax Map Parcel: 234-29.00-220.00.

ORD 26-05

AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE I, III AND V §99-5 “DEFINITIONS”, §99-21A “PERIMETER BUFFERS” AND §99-26 “INFORMATION TO BE SHOWN” AND CHAPTER 115, ARTICLES I, XXV AND XXVIII §115-4

“DEFINITIONS AND WORD USAGE” AND §115-221 “FINAL SITE PLAN REQUIREMENTS” AND BY ADDING NEW §§115-194.8 “FOREST PRESERVATION” AND 115-194.9 “TREE PLANTING REQUIREMENTS”.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 27, 2026, at 1:00 p.m., and at least seven (7) days in advance of the meeting. The agenda was revised at 4:00 pm to add Subdivision Reference 2024-07 as an Old Business item.

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, June 2, 2026.

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