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Sussex County Planning & Zoning Commission

AGENDA

June 17, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 20, 2026

Other Business

<u>2024-03 Tepache Farms</u> Final Subdivision Plan & Landscape Plan	JP
<u>2023-12 Windscape Farms</u> Final Subdivision & Landscape Plan	JP
<u>2022-27 Saltwind (F.K.A. Peck Farm)</u> Final Subdivision Plan & Landscape Plan	DP
<u>2004-60 River Oaks</u> Revised Amenities Plan & Revised Final Subdivision Plan	SC
<u>S-25-71 Midway Pickleball Courts</u> Revised Final Site Plan	SC
<u>S-26-02 BCT Atlas Rehoboth Renovations</u> Revised Final Site Plan	SC
<u>S-26-30 1528 Savannah Road</u> Preliminary Site Plan	SC
<u>S-26-33 Ramnath Oneal Solar</u> Preliminary & Final Site Plan	JA



Lands of Barbara F. Cairns

SC

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Timothy Hammond

JP

Minor Subdivision Plan off a proposed 50-ft easement

Old Business

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).

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”.

Recess

Public Hearings

C/U 2576 Patricia and Frank DiNatale SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a coin retail shop to be located on a certain parcel of land lying and being in Sussex County, containing 0.34 acre, more or less. The property is lying on the north side of Retz Lane and the west side of John J. Williams Highway (Rt. 24) within the Country Village Subdivision, approximately 437 feet south of Mulberry Knoll Road (S.C.R. 284). 911 Address: 34429 Retz Lane, Lewes. Tax Map Parcel: 334-12.00-35.00.

C/U 2598 TPE DE SU245, 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 67.23 acres, more or less. The property is lying on the southeast side of County Seat Highway (Rt. 9), approximately 0.35 mile southwest from Little Street (S.C.R. 469). 911 Address: 2276 E Trap Pond Road, Georgetown. Tax Map Parcel: 135-19.00-43.00.

C/U 2623 TPE DE SU300A, LLC, TPE DE SU300B, LLC, TPE DE SU300C, 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 498.53 acres, more or less. The properties are lying on the southwest corner of Zoar Road (S.C.R. 48) and Lawson Road (S.C.R. 296). 911 Address: N/A. Tax Map Parcels: 234-21.00-75.00 & 138.00.

C/U 2633 TPE DE SU95A, LLC & TPE DE SU95B, 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 portion of a certain parcel of land lying and being in Sussex County, containing 185.96 acres, more or less. The property is lying on the west side of North Old State Road (S.C.R. 38A), the east side of DuPont Boulevard (Rt. 113), and the north side of Haflinger Road (S.C.R. 625). 911 Address: 8850 North Old State Road, Lincoln. Tax Map Parcel: 230-12.00-19.00 (P/O).

C/U 2640 TPE DE SU646, LLC JP

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 19.74 acres, more or less. The property is lying on the west side of the intersection of Sussex Highway (Rt. 13) and Camp Road (S.C.R. 532). 911 Address: N/A. Tax Map Parcel: 131-19.00-3.00.

C/U 2642 TPE DE SU94B, 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 39.76 acres, more or less. The property is lying on the east side of North Old State Road (S.C.R. 213), approximately 600 feet north of Haflinger Road (S.C.R. 625). 911 Address: 9052 Lofland Drive, Lincoln. Tax Map Parcel: 230-12.00-39.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 10, 2026, at 2:00 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

Please note that Application Reference C/U 2616 – TPE SU519, LLC, originally scheduled before the Commission on June 17, 2026, was not included in the agenda. The Applicant has requested that this application be rescheduled for a Public Hearing before the Commission at a future date. New notices will be sent out to the Public once a new date has been 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@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, June 16, 2026.

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