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Sussex County Planning & Zoning Commission

AGENDA

July 15, 2026

3:00 P.M.

Call to Order

Additional Business

Administration of Oaths

Reorganization

Approval of Agenda

Approval of Minutes – June 3, 2026, and June 17, 2026

Other Business

2019-08 Azalea Woods – Section 3

Final Subdivision Plan

JP

S-24-36 Lilyvale (C/U 2402)

Revised Preliminary Site Plan & Request for Re-Consideration of Interconnectivity Requirement

DP

Duvall Agricultural Preservation District

Request for new Agricultural Preservation District

JA

2022-18 Wilhaven (F.K.A. Wil King Station)

Request to Amend Condition F of the Conditions of Approval

SC

2022-33 Wilson's Landing

Determination of Compliance for Conditions "K" & "L" of the Conditions of Approval

DP

S-26-35 Argos Corner Self-Storage (C/U 2612, 2235 & 2129)

Revised Final Site Plan

SC



<u>S-25-60 First Baptist Church of Lewes</u> Revised Final Site Plan	SC
<u>S-26-38 Thorogoods Solar A (C/U 2404)</u> Preliminary & Final Site Plan	DP
<u>S-26-21 Whitney Price (C/U 2530)</u> Preliminary Site Plan	DP
<u>Lands of Wayne & Linda Dykes</u> Minor Subdivision Plan off a proposed 50-ft easement	JA
<u>Lands of Angela Marie Golub</u> Minor Subdivision Plan off a proposed 30-ft easement	DP
<u>Lands of Grace Malone</u> Minor Subdivision Plan off a proposed 50-ft easement	JA
<u>Lands of Marlin Manor</u> Minor Subdivision Plan off a proposed 30-ft easement	DP
<u>Lands of 27377 Martins Farm Road</u> Minor Subdivision Plan off a proposed 30-ft easement	JP
<u>Lands of William Smack, Jr.</u> Minor Subdivision Plan off an existing 50-ft easement	JP
<u>Lands of April & Edward Thompson & Christopher Walter</u> Minor Subdivision Plan off a proposed 30-ft easement	JA

Old Business

<u>C/U 2576 Patricia and Frank DiNatale</u> 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.	SC
<u>C/U 2598 TPE DE SU245, LLC</u> 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.	JA
<u>C/U 2623 TPE DE SU300A, LLC, TPE DE SU300B, LLC, TPE DE SU300C, LLC</u> An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential	DP

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.

Recess

Public Hearings

C/U 2569 Pivot Energy DEL045, LLC

SC

An Ordinance to grant a Conditional Use of land in a 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.

2024-10 Windy Acres

DP

A cluster subdivision to divide 64.10 acres +/- into sixty-four (64) 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 Godwin School Road (S.C.R. 410), approximately 0.25 feet east of Hardscrabble Road (Rt. 20). 911 Addresses: 23400 Windy Acres Lane, Millsboro. Zoning: AR-1 (Agricultural Residential). Tax Map Parcels: 133-15.00-26.00 & 26.03.

2025-07 Shadowridge

DP

A cluster subdivision to divide 35.03 acres +/- into seventy (70) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The properties are lying on the north

and south sides of Soens Lane and the west side of Beaver Dam Road (Rt. 23), approximately 410 feet south of Hollymount Road (S.C.R. 48). 911 Address: 30265 Soens Lane, Harbeson. Tax Map Parcels: 234-10.00-130.00, 130.13, 130.14 & 130.15. Zoning: AR-1 (Agricultural Residential).

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 8, 2026, at 11:30 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, July 14, 2026.

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