

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

AGENDA

July 22, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 15, 2026

Other Business

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

Final Subdivision & Landscape Plan

SC

S-26-36 Hastings Community Energy Initiative, LLC (C/U 2503)

Preliminary & Final Site Plan & Determination of Compliance with Condition I

JA

Lands of Lloyd, Julie, and Tyler Bradley

Minor Subdivision Plan off a proposed 30-ft easement

JA

Lands of Steven Garbrick

Minor Subdivision Plan off a proposed 30-ft easement

JP

Lands of Israel Martinez

Minor Subdivision Plan off a proposed 30-ft easement

JP

Lands of Moore Builders, LLC

Minor Subdivision Plan off a proposed 30-ft easement

DP

Lands of Kefauver

Minor Subdivision Plan off a proposed 30-ft easement

JP

Lands of Remkay Investments, LLC

Minor Subdivision Plan off a proposed 30-ft easement

JP



Old Business

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.

C/U 2569 Pivot Energy DEL045, LLC

SC

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.

Recess

Public Hearings

C/U 2465 Sussex Materials, LLC

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit and sand plant site to be located on a certain parcel of land lying and being in Sussex County, containing 107.517 acres, more or less. The property is lying on the southwest side of Hunters Cove Road (S.C.R. 602), approximately 0.43 mile southeast of Owens Road (S.C.R. 611). 911 Address: N/A. Tax Map Parcel: 430-9.00-21.01.

C/Z 2061 Sandie, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR-RPC Medium Density Residential - Residential Planned Community District to an MR-RPC Medium Density Residential - Residential Planned Community District to amend Conditions of Approval for C/Z 673 (Ordinance No. 294) in relation to the addition and use of recreational amenities for a certain parcel of land lying and being in Sussex county, containing 4.29 acres, more or less. The property is lying on the south side of Plantations Boulevard, approximately 0.46 mile north of Cedar Grove Road (S.C.R. 283) and 0.14 mile west of Plantation Road (Route 1D & S.C.R. 275). 911 Addresses: 18462, 18464 & 18466 Plantation Boulevard, Lewes. Tax Map Parcel: 334-6.00-553.02.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 15, 2026, at 4:00 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

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@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, July 21, 2026.

#