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Sussex County Planning & Zoning Commission

AGENDA

September 16, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 2, 2026

Other Business

2022-28 Smokey Hollow

DP

Discussion of Upcoming Proceedings

Swann Lake (C/Z 2021) (F.K.A. Crosswinds Landing)

DP

Revised Preliminary Site Plan & Landscape Plan

Stockley Acres (2024-07)

DP

Request to revise “Condition “T”

Bay Forest Club Phase 6 Residential Planned Community (RPC)

DP

Revised Final Site Plan & Updated Master Plan

S-26-37 Silver Oaks Manufactured Home Park

JP

Revised Preliminary Site Plan

S-26-46 Jiffy Lube Expansion

SC

Revised Preliminary Site Plan

S-26-49 Jefferson Bridge Café

DP

Preliminary Site Plan & Parking Modification Request

S-24-75 Sundance Club Amenity

JP

Preliminary Amenities Plan

Lands of AB Development Group, LLC

JA



Minor Subdivision Plan off a proposed 30-ft easement

Lands of Rex1, Inc. (Stockley Road)

DP

Minor Subdivision Plan off a proposed 50-ft easement

Lands of Sobrook Land Acquisitions, LLC

DP

Minor Subdivision Plan off a proposed 30-ft easement

Lands of John F. Ruff

DP

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Donald Ward

DP

Minor Subdivision Plan and Lot Line Adjustment off a proposed 50-ft easement

LG Investments & Farming #1 District

JP

Consideration of Agricultural Preservation District

LG Investments & Farming #2 District

JP

Consideration of Agricultural Preservation District

Old Business

C/U 2529 Jaime & Darren Hooks

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mechanic repair business, office, material and equipment storage to be located on certain parcels of land lying and being in Sussex County, containing 4.29 acres, more or less. The properties are lying on the north side of Airport Road (S.C.R. 494), approximately 600 feet east of Old Hickory Road (S.C.R. 497). 911 Address: 7119 Airport Road, Laurel. Tax Map Parcels: 432-7.00-28.05 & 432-7.00-28.04 (P/O).

C/U 2573 Total Package Landscaping, Inc.

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with employee parking and equipment storage to be located on a certain parcel of land lying and being in Sussex County, containing 1.16 acres, more or less. The property lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.14-mile north of Kendale Road (S.C.R. 287). 911 Address: 19024 Beaver Dam Road, Lewes. Tax Map Parcel: 234-2.00-2.01.

Ord 26-06

An Ordinance to amend the Future Land Use Map element of the Comprehensive Plan in relation to Tax Parcel No. 135-11.00-31.00, 135-16.00-17.00 & 70.00. The properties contain approximately 42.54 acres of land, lying and being within Sussex County. The properties are lying on the north side of Lewes Georgetown Highway (Rt. 9), approximately 0.69 mile west of Gravel Hill Road (Rt. 30). 911 Addresses: 24215, 24217 & 20288 Lewes Georgetown Highway, Georgetown & N/A.

C/Z 2063 Millsboro Towne Village, LLC

JP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a C-1 General Commercial District to an LI-2 Light

Industrial District for a certain parcel of land lying and being in Sussex County, containing 42.54 acres, more or less. The properties are lying on the north side of Lewes Georgetown Highway (Rt. 9), approximately 0.69 mile west of Gravel Hill Road (Rt. 30). 911 Addresses: 24215, 24217 & 20288 Lewes Georgetown Highway, Georgetown & N/A. Tax Map Parcels: 135-11.00-31.00, 135-16.00-17.00 & 70.00.

Recess

Public Hearings

C/U 2597 Lonesome Road Community Energy Initiative, 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 28.64 acres, more or less. The parcel is lying on the east side of Lonesome Road (S.C.R. 541), approximately 800 feet south of Woodpecker Road (S.C.R. 80). 911 Address: N/A. Tax Map Parcel: 531-12.00-92.02.

C/U 2601 Woodpecker Road Community Energy Initiative, 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 39.281 acres, more or less. The parcel is lying on the northwest side of Woodpecker Road (S.C.R. 80), approximately 0.29 mile south of West Stein Highway (Rt. 20). 911 Address: N/A. Tax Map Parcel: 531-12.00-84.01.

C/U 2616 TPE DE SU519, 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 31.3 acres, more or less. The parcel is lying on the west side of North Old State Road (S.C.R. 213) and the south side of Haflinger Road (S.C.R. 625), approximately 0.25 mile east of DuPont Boulevard (Rt. 113). 911 Address: 9074 North Old State Road & 18126 Haflinger Road, Lincoln. Tax Map Parcel: 230-12.00-22.00.

C/U 2639 Sunrise Solar, Inc. 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 47.20 acres, more or less. The parcel is lying on the north side of Sycamore Road (S.C.R. 466), approximately 0.27 miles east of Sussex Highway (Route 13). 911 Address: 11279 Sycamore Road, Laurel. Tax Map Parcel: 232-12.00-100.00.

C/U 2652 Sussex CSG3, LLC JA
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays facility to be located on a certain parcel of land lying and being in Sussex County, containing 52.34 acres, more or less. The parcel is lying the south side of Old Racetrack Road (S.C.R. 502), approximately 0.25 mile west of the intersection of Old Racetrack Road (S.C.R. 502) and North Second Street. 911 Address: N/A. Tax Map Parcel: 532-20.00-14.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 9, 2026, at 12:15 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@sussexcountype.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.

This Agenda was revised on Wednesday, September 9, 2026, at 3:16 P.M. for the addition of Other Business item 2022-28 Smokey Hollow – Discussion of Upcoming Proceedings.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountype.gov/council-chamber-broadcast>

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

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, September 15, 2026.

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