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Sussex County Planning & Zoning Commission

AGENDA

October 7, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 16, 2026

Other Business

S-25-15 Milton DE Solar CSS, LLC (C/U 2550)

Preliminary & Final Site Plan

JP

S-26-40 St. Jude the Apostle Catholic Church

Revised Final Site Plan

SC

S-26-51 State of DE (C/U 2607) - DSP Troop 4 EVOC

Preliminary Site Plan

DP

Lands of Patricia A. Quillen for Life

Minor Subdivision Plan off a proposed 50-ft easement

JP

Lands of Investment Builders Inc.

Minor Subdivision Plan off a proposed 50-ft easement

JP

Lands of Lisa and Aleisha Cannon

Minor Subdivision Plan off a proposed 30-ft easement

JP

Lands of Tammy L. & Michael F. Horn

Minor Subdivision Plan off an existing 50-ft. easement and a proposed 30-ft. easement

JA

Lands of Oak Road Rentals, LLC

Minor Subdivision Plan off a proposed 30-ft. easement

JA



Lands of Senturk

DP

Minor Subdivision Plan and Lot Line Adjustment off a proposed 30-ft easement

LG Investments & Farming, LLC

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).

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.

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 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.

Recess

Public Hearings

C/U 2548 Foxlane Homes Delaware, LLC (Hickman)

DP

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for multi-family dwellings (54 units) to be located on a certain parcel of land lying and being in Sussex County, containing 12.8 acres, more or less. The parcel is lying on the south side of Hickman Road (S.C.R. 359), approximately 560 feet east of Cedar Neck Road (S.C.R. 357). 911 Address: 38492 Hickman Road, Ocean View. Tax Map Parcel: 134-9.00-28.00.

C/U 2593 Andrew Scrutchfield

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor storage units to be located on a certain parcel of land lying and being in Sussex County, containing 0.22 acres, more or less. The property is lying on the east side of Stingey Lane (Not a State Maintained Road) approximately 195 feet north of Beaver Dam Road (Rt. 23). 911 Address: 17659 Stingey Lane, Lewes. Tax Map Parcel: 334-5.00-195.00.

C/U 2609 Walter Gonzalez Diaz

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Sussex County, containing 13.5 acres, more or less. The property is lying on the east side of Vaughn Road (S.C.R. 520), approximately 0.34 mile north of Asbury Road (S.C.R. 446). 911 Address: N/A. Tax Map Parcel: 135-19.00-16.22.

C/Z 2051 Arctec Properties, LLC

JP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for certain parcels of land lying and being in Sussex County, containing 8.99 acres, more or less. The properties are lying on the west side of Sussex Highway (Rt. 13), approximately 1.10 miles south of Adams Road (S.C.R. 583). 911 Addresses: 14890, 14906, & 14910 Sussex Highway, Bridgeville. Tax Map Parcels: 530-17.00-9.00 & 10.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 30, 2026, at 11:00 a.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@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, October 6, 2026.

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