

OCT 27 2026

SUSSEX COUNTY
PLANNING & ZONINGSANDIE LLC – PROPOSED CONDITIONS

- a. The use shall consist of ~~tennis, pickleball, and outdoor swimming pool~~—recreational facilities and amenities for public access, primarily including provision for community engagement and events ~~for~~ but not limited to tennis, pickleball, and outdoor swimming pool ~~related~~ facilities, as well as other indoor and outdoor recreational, fitness, and wellness amenities that are customary and incidental to a multi-use recreational facility (such as fitness studios, gymnasium space, and golf simulation), including provision for community engagement and events related to these recreational activities. The hours of operation shall be 6:00 am to 10:00 pm, Monday through Sunday, and the hours when tennis, pickleball, and outdoor swimming pool related activities may occur shall be 7:00 am to 9:00 pm.
- b. All pickleball courts, play, ~~and events shall be indoors,~~ except that outdoor pickleball courts, which currently exist on the applicant's property and marked as "Existing Tennis Courts" on the applicant's conceptual site plan, may be used during the hours of operation conditioned above for outdoor recreational activities.
- c. The swimming pool ~~shall have a water surface area of no less than 3,500 square feet and a length of at least 25 meters~~ and associated deck area shall be constructed at a cost of no more than Three Hundred Thousand Dollars (\$300,000). Construction of the swimming pool and pool deck area shall be completed within ~~12~~ nine (9) months of the ~~Final Site Plan approval by the Planning & Zoning Commission.~~ issuance of the Certificate of Compliance/Occupancy for proposed "Building A."
- d. As proffered by the Applicant, after completing construction of the new facilities, including the pickleball center, swimming pool, and parking areas, and within ~~6 months thereof,~~ nine (9) months of the issuance of the Certificate of Compliance/Occupancy for proposed

“Building A,” Plantations Boulevard shall be milled and overlaid with new asphalt from the entrance on Plantation Road through the traffic circle ~~and, including~~ the entrance and exit from the ~~Applicant’s~~ applicant’s property. The parties’ existing cross access easement and maintenance agreement shall be updated to reflect this permitted use. Notwithstanding the foregoing, consistent with the parties’ agreement under the existing cross access easement and maintenance agreement, in no event shall the applicant be required to pay any additional fee(s), or otherwise contribute to, the Plantations Owners Association in the event the Plantations Boulevard bridge and improvements thereon are ever replaced, repaved, resurfaced, moved or otherwise changed, modified, or improved.

- e. A security system that meets industry standards shall be installed. Security lighting, if any, shall be shielded and downward screened so that it does not shine on neighboring properties.
- f. Parking shall be in compliance with Sussex County standards. The Final Site Plan shall indicate the one-way flow of traffic to and from the traffic circle at the end of Plantations Boulevard, along with ~~all parking and the existing one-way~~ drive aisles and the parking aisle adjacent to Carters Grove Circle, which will serve as a one-way entry. Furthermore, a one-way traffic pattern shall be maintained for (i) the entrance and exit from the circle at the end of Plantations Boulevard into the ~~recreational facilities~~ applicant’s property, and (ii) designated lanes in the parking lot to minimize congestion and streamline ingress and egress to and from the ~~Property~~ applicant’s property.
- g. The Final Site Plan shall include a Landscape Plan, consistent with the existing plantings in the adjacent Plantations residential community that (i) incorporates plantings to demarcate the ~~Property~~ applicant’s property from the Plantations ~~Property~~; (ii) incorporates plantings along the parking areas to minimize

headlight pollution for nearby Plantations residents; (iii) ~~includes~~provides a continuous ~~buffer combined of evergreens no taller than 6 feet and fencing~~screen along the property line adjacent to the residential area ~~along of the Plantations on~~ the northern boundary of the ~~property beginning at the entrance road into the parking area and ending at the rear of the parking area adjacent to the northern boundary of the property~~applicant's existing parking area, which may consist of either a landscape buffer of evergreens no taller than six (6) feet or fencing with fence privacy screening; (iv) incorporates plantings along the building and in the parking areas; and (v) identifies "Limits of Disturbance."

- h. The Final Site Plan shall include a signage plan that clearly designates where parking is allowed and where parking is prohibited. For prohibited parking areas, appropriate warnings shall be posted indicating that vehicles parked in unauthorized areas will be towed. Furthermore, the Applicant will display a map on the website of the operator of the facility outlining designated and prohibited parking areas along with a notice stating that any vehicles parked in violation of these parking regulations will be towed at the owner's expenses.
- i. There shall be five (5) designated parking spaces located near the pool which are reserved for users of the swimming pool.
- j. There shall be no outside ~~loud~~loudspeakers, except that poolside speakers may be used in the swimming pool area.
- k. As proffered by the Applicant, the number of tournaments related to pickleball, ~~tennis, and swimming~~ on the site shall be limited to fifteen (15) tournaments per year with no more than three (3) days per tournament. There shall be no more than one (1) tournament per month during the months of June, July, and August.

- l. The Final Site Plan shall include a ~~signage~~signing and striping plan that clearly designates the one-way access for ingress and egress for the circle at the end of Plantations Boulevard.
- m. A speed ~~bump or speed~~-hump or table shall be installed ~~at the mid-point of~~near the end of the one-way ingress coming from the traffic circle at the end of Plantations Boulevard and leading into the applicant's property, just before the first drive aisle in the parking lot adjacent to the northern boundary of the Plantations.
- n. Any trash receptacles or dumpsters associated with the use shall be shown on the Final Site Plan and screened from adjacent property lines.
- o. The proposed facilities shall be designed with earth-tone colors consistent with the color palette in the adjacent Plantations residential community.
- p. Any necessary stormwater construction facilities and all erosion and sedimentation control features shall be constructed in accordance with applicable State and Sussex Conservation District requirements. Required facilities shall be designed and operated using best management practices.
- q. The use shall be subject to all DelDOT requirements regarding entrance and roadway improvements necessary to provide access to the site.
- r. Construction, site work, and deliveries shall only occur on the site between the hours of 7:00 am through 6:00 pm, Monday through Friday, and 7:00 am through 2:00 pm on Saturdays. No Sunday hours are permitted. A 24 inch by 36 inch "NOTICE" sign confirming these hours in English and Spanish shall be prominently displayed at the site entrance during construction.

[Different first page setting changed from off in original to on in modified.]

- s. A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning & Zoning.
- t. The Final Site Plan is subject to the review and approval of the Planning & Zoning Commission.

[Different first page setting changed from off in original to on in modified.]

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OCT 27 2026

SUSSEX COUNTY
PLANNING & ZONING

THE BOARD OF DIRECTORS OF THE PLANTATIONS
COMMENTS & CHANGES TO
SANDIE LLC'S PROPOSED CHANGES TO THE CONDITIONS
IN THE PLANNING COMMISSION'S RECOMMENDATION

- a. The use shall consist of ~~tennis, pickleball, and outdoor swimming pool~~ recreational facilities and amenities for public access, primarily including but not limited to tennis, pickleball, and outdoor swimming pool facilities, as well as other indoor and outdoor recreational, fitness, and wellness amenities that are customary and incidental to a multi-use recreational facility (such as fitness studios, gymnasium space, and golf simulation), including provision for community engagement and events ~~for tennis, pickleball, and outdoor swimming pool~~ related to these recreational activities.- The hours of operation shall be 6:00 am to 10:00 pm, Monday through Sunday, and the hours when tennis, pickleball, and outdoor swimming pool related activities may occur shall be 7:00 am to 9:00 pm.

Plantations Board proposes the following modifications to Sandie, LLC's proposed changes to the Planning Commission's recommendation which modifications are **highlighted in yellow** with deletions shown with **strikethrough** and additions shown in **bold blue** followed by a "clean" version of the condition:

The use shall consist of ~~tennis, pickleball, and outdoor swimming pool~~ recreational facilities and amenities for public access, primarily including but not limited to tennis, pickleball, and outdoor swimming pool facilities, as well as other indoor and outdoor recreational, fitness, and wellness amenities that are customary and incidental to a multi-use recreational facility (such as fitness studios, gymnasium space, and golf simulation), including provision for community engagement and events ~~for tennis, pickleball, and outdoor swimming pool~~ related to these recreational activities, **provided they are not louder than the specific activities**

authorized herein and do not increase the overall traffic to the facility.– The hours of operation shall be 6:00 am to 10:00 pm, Monday through Sunday, and the hours when tennis, pickleball, and outdoor swimming pool related activities may occur shall be 7:00 am to 9:00 pm.

CLEAN VERSION:

The use shall consist of recreational facilities and amenities for public access, primarily including but not limited to tennis, pickleball, and outdoor swimming pool facilities, as well as other indoor and outdoor recreational, fitness, and wellness amenities, including provision for community engagement and events related to these recreational activities, provided they are not louder than the specific activities authorized herein and do not increase the overall traffic to the facility. The hours of operation shall be 6:00 am to 10:00 pm, Monday through Sunday, and the hours when tennis, pickleball, and outdoor swimming pool related activities may occur shall be 7:00 am to 9:00 pm.

- b. All pickleball courts, play, and events shall be indoors, except that outdoor pickleball courts, which currently exist on the applicant's property and marked as "Existing Tennis Courts" on the applicant's conceptual site plan, may be used during the hours of operation conditioned above for outdoor recreational activities.

Plantations Board proposes the following modifications to Sandie, LLC's proposed changes to the Planning Commission's recommendation which modifications are **highlighted in yellow** with deletions shown with ~~strikethrough~~ and additions shown in **bold blue** followed by a "clean" version of the condition:

All pickleball courts, play, and events shall be indoors, except that outdoor pickleball courts, which currently exist on the applicant's property and marked as "Existing Tennis Courts" on the applicant's

~~conceptual site plan, may be used during the hours of operation conditioned above for outdoor recreational activities.~~

CLEAN VERSION (same as Planning Commission's recommendation):

All pickleball courts, play and events shall be indoors.

- c. The swimming pool ~~and associated deck area~~ shall ~~have be~~ **constructed at** a ~~water surface areacost~~ of no ~~lessmore~~ **less** than 3,500 square feet and a length of at least 25 meters. ~~Three Hundred Thousand Dollars (\$300,000).~~ Construction of the swimming pool and pool deck area shall be completed within ~~12~~**nine (9)** months of the ~~Final Site Plan approval by the Planning & Zoning Commission.~~ **issuance of the Certificate of Compliance/Occupancy for proposed "Building A."**

Plantations Board proposes the following modifications to Sandie, LLC's proposed changes to the Planning Commission's recommendation which modifications are **highlighted in yellow** with deletions shown with **strikethrough** and additions shown in **bold blue** followed by a "clean" version of the condition:

The swimming pool ~~and associated deck area~~ shall ~~have be~~ **constructed at** **have** a ~~water surface areacost~~ **water surface area** of no ~~lessmore~~ **less** than 3,500 square feet and a length of at least 25 meters. ~~Three Hundred Thousand Dollars (\$300,000).~~ **2,500 square feet with a proportionately sized deck.** Construction of the swimming pool and pool deck area shall be completed within ~~12~~**nine (9) 12** months of the ~~Final Site Plan approval by the Planning & Zoning Commission.~~ **issuance of the Certificate of Compliance/Occupancy for proposed "Building A."** **Final Site Plan approval by the Planning & Zoning Commission.**

CLEAN VERSION:

The swimming pool shall have a water surface area of no less than 2,500 square feet with a proportionately sized deck. Construction of the swimming pool and pool deck area shall be completed within 12 months of the Final Site Plan approval by the Planning & Zoning Commission.

- d. As proffered by the Applicant, after completing construction of the new facilities, including the pickleball center, swimming pool, and parking areas, and within ~~6 months thereof~~, nine (9) months of the issuance of the Certificate of Compliance/Occupancy for proposed "Building A," Plantations Boulevard shall be milled and overlaid with new asphalt from the entrance on Plantation Road through the traffic circle ~~and, including~~ the entrance and exit from the ~~Applicant's~~ applicant's property.- The parties' existing cross access easement and maintenance agreement shall be updated to reflect this permitted use. Notwithstanding the foregoing, consistent with the parties' agreement under the existing cross access easement and maintenance agreement, in no event shall the applicant be required to pay any additional fee(s), or otherwise contribute to, the Plantations Owners Association in the event the Plantations Boulevard bridge and improvements thereon are ever replaced, repaved, resurfaced, moved or otherwise changed, modified, or improved.

Plantations Board proposes the following modifications to Sandie, LLC's proposed changes to the Planning Commission's recommendation which modifications are **highlighted in yellow** with deletions shown with ~~strikethrough~~ and additions shown in **bold blue** followed by a "clean" version of the condition:

As proffered by the Applicant, after completing construction of the new facilities, including the pickleball center, swimming pool, and parking areas, and within ~~6 months thereof,~~ nine (9) months of the issuance of the Certificate of Compliance/Occupancy for proposed "Building A," Plantations Boulevard shall be milled and overlaid with new asphalt from the entrance on Plantation Road through the traffic circle—and, including the entrance and exit from the ~~Applicant's~~ applicant's property.- The parties' existing cross access easement and maintenance agreement shall be updated to reflect this permitted use. Notwithstanding the foregoing, consistent with the parties' agreement under the existing cross access easement and maintenance agreement, in no event shall the applicant be required to pay any additional fee(s), or otherwise contribute to, the Plantations Owners Association in the event the Plantations Boulevard bridge and improvements thereon are ever replaced, repaved, resurfaced, moved or otherwise changed, modified, or improved. The applicant's milling and overlay described herein shall be included in the County's bonding requirements for the project to protect Plantations Boulevard from damage during the construction and until the completion of all improvements described herein (including the milling and overlay) are completed.

CLEAN VERSION:

As proffered by the Applicant, after completing construction of the new facilities, including the pickleball center, swimming pool, and parking areas, and within nine (9) months of the issuance of the Certificate of Compliance/Occupancy for proposed "Building A," Plantations Boulevard shall be milled and overlaid with new asphalt from the entrance on Plantation Road through the traffic circle, including the entrance and exit from the applicant's property. The parties' existing cross access easement and maintenance agreement shall be updated to reflect this permitted use. The applicant's milling and overlay described herein shall be included in the County's

bonding requirements for the project to protect Plantations Boulevard from damage during the construction and until the completion of all improvements described herein (including the milling and overlay) are completed.

- e. A security system that meets industry standards shall be installed. Security lighting, if any, shall be shielded and downward screened so that it does not shine on neighboring properties.
- f. Parking shall be in compliance with Sussex County standards. The Final Site Plan shall indicate the one-way flow of traffic to and from the traffic circle at the end of Plantations Boulevard, along with ~~all parking and the existing one-way drive aisles, and the parking aisle adjacent to Carters Grove Circle, which will serve as a one-way entry.~~ Furthermore, a one-way traffic pattern shall be maintained for (i) the entrance and exit from the circle at the end of Plantations Boulevard into the ~~recreational facilities~~applicant's property, and (ii) designated lanes in the parking lot to minimize congestion and streamline ingress and egress to and from the Property applicant's property.
- g. The Final Site Plan shall include a Landscape Plan, consistent with the existing plantings in the adjacent Plantations residential community that (i) incorporates plantings to demarcate the Property applicant's property from the Plantations ~~Property~~; (ii) incorporates plantings along the parking areas to minimize headlight pollution for nearby Plantations residents; (iii) ~~includes~~provides a continuous ~~buffer combined of evergreens no taller than 6 feet and fencing screen~~ along the property line adjacent to the residential area ~~along of the Plantations on~~ the northern boundary of the ~~property beginning at the entrance road into the~~applicant's existing parking area ~~and ending at the rear, which may consist of the parking area adjacent to the northern boundary of the property~~either a landscape buffer of evergreens no taller than six (6) feet or fencing with fence privacy

screening; (iv) incorporates plantings along the building and in the parking areas; and (v) identifies “Limits of Disturbance.”

- h. The Final Site Plan shall include a signage plan that clearly designates where parking is allowed and where parking is prohibited. For prohibited parking areas, appropriate warnings shall be posted indicating that vehicles parked in unauthorized areas will be towed. Furthermore, the Applicant will display a map on the website of the operator of the facility outlining designated and prohibited parking areas along with a notice stating that any vehicles parked in violation of these parking regulations will be towed at the owner’s expenses.
- i. There shall be five (5) designated parking spaces located near the pool which are reserved for users of the swimming pool.
- j. There shall be no outside ~~loud~~loudspeakers, except that poolside speakers: may be used in the swimming pool area.

Plantations Board proposes the following modifications to Sandie, LLC’s proposed changes to the Planning Commission’s recommendation which modifications are **highlighted in yellow** with deletions shown with ~~strikethrough~~ and additions shown in **bold blue** followed by a “clean” version of the condition:

There shall be no outside ~~loud~~loudspeakers, except that poolside **loud** speakers: may be used in the swimming pool area.

CLEAN VERSION (same as Planning Commission’s recommendation):

There shall be no outside loudspeakers.

- k. As proffered by the Applicant, the number of tournaments related to pickleball, ~~tennis, and swimming~~ on the site shall be limited to

fifteen (15) tournaments per year with no more than three (3) days per tournament. There shall be no more than one (1) tournament per month during the months of June, July, and August.

- l. The Final Site Plan shall include a signage signing and striping plan that clearly designates the one-way access for ingress and egress for the circle at the end of Plantations Boulevard.
- m. A speed ~~bump or speed~~ hump or table shall be installed near the end of the one-way ingress coming from the traffic circle at the ~~mid-point of~~ end of Plantations Boulevard and leading into the applicant's property, just before the first drive aisle in the parking lot adjacent to the northern boundary of the Plantations.
- n. Any trash receptacles or dumpsters associated with the use shall be shown on the Final Site Plan and screened from adjacent property lines.
- o. The proposed facilities shall be designed with earth-tone colors consistent with the color palette in the adjacent Plantations residential community.
- p. Any necessary stormwater construction facilities and all erosion and sedimentation control features shall be constructed in accordance with applicable State and Sussex Conservation District requirements. Required facilities shall be designed and operated using best management practices.
- q. The use shall be subject to all DelDOT requirements regarding entrance and roadway improvements necessary to provide access to the site.
- r. Construction, site work, and deliveries shall only occur on the site between the hours of 7:00 am through 6:00 pm, Monday through Friday, and 7:00 am through 2:00 pm on Saturdays. No Sunday

hours are permitted. A 24 inch by 36 inch "NOTICE" sign confirming these hours in English and Spanish shall be prominently displayed at the site entrance during construction.

- s. A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning & Zoning.
- t. The Final Site Plan is subject to the review and approval of the Planning & Zoning Commission.