

HOLLY WINGATE, CHAIR  
JEFF ALLEN  
G. SCOTT COLLINS  
J. BRUCE MEARS, VICE CHAIR  
JOHN PASSWATERS



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov)

[pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)

# Sussex County Planning & Zoning Commission

## AGENDA

January 7, 2026

3:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – December 10, 2025

### Other Business

<u>2022-22 Saint Georges Terrace</u> Final Subdivision & Landscape Plan	SC
<u>2022-17 Ironhook Harbor</u> Final Subdivision & Landscape Plan	HW
<u>WFP Holdings (C/Z 1842)</u> 6-Month Time Extension Request	BM
<u>2022-26 Ballenger Creek Subdivision (F.K.A. Warrington Subdivision)</u> Revised Amenities Plan	SC
<u>S-25-40 Lynam Townhomes</u> Preliminary Site Plan	SC
<u>2023-06 Twin Masts</u> Preliminary Amenities Plan	SC
<u>S-20-24 Hocker's Super Center Phase 2</u> Revised Final Site Plan	BM
<u>S-25-67 Michael P. Justice Revocable Trust</u> Preliminary Site Plan	BM



**2004-52 Holland Mills Subdivison**

JP

Revised Amenity Plan

**Lands of Iris Velazquez – 14287 Isaacs Road**

JP

Minor Subdivision Plan off a proposed 30-ft easement

**S-25-69 The Crossing Church Expansion**

SC

Preliminary Site Plan

**S-25-65 F & N Vazquez Concrete, LLC**

JP

Final Site Plan

**Lands of Kabir Corp. & Patel**

JA

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of David & Peggy Rae Brasure**

BM

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of Fitzgerald, Lugo & Lugo**

JP

Minor Subdivision Plan off an existing 50-ft easement

**Old Business**

**C/U 2509 Juan Edward Johnson**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Sussex County, containing 1.00 acre, more or less.** The property is lying on the west side of John J. Williams Highway (Rt. 24), approximately 100 feet north of Legion Road (S.C.R. 298). 911 Address: 26406 John J. Williams Hwy., Millsboro. Tax Map Parcel: 234-29.00-45.00.

**C/Z 2033 Springpoint at Lewes, Inc. c/o Garrett T. Midgett**

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 and to amend conditions of approval for C/Z 1528 (Ordinance No. 1679) and for C/Z 1753 (Ordinance No. 2361) for a certain parcel of land lying and being in Sussex County, containing 37.97 acres, more or less.** The property is lying on the northerly and northwesterly right-of-way line of Gills Neck Road (S.C.R. 267) and approximately 0.20-mile east of Kings Highway (Route 9). 911 Address: N/A. Tax Map Parcel: 335-8.00-43.01.

**Recess**

**Public Hearings**

**C/U 2530 Whitney Price**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for seasonal bungalows (2 units) for the purpose of short-term rental to be located on a certain parcel of land lying and being in Sussex County, containing 0.8 acre, more or less.** The property is located on the east side of Roxanna Road (Rt. 17) and the south side of

Lucinda Drive, approximately 600 feet north of Burbage Road (S.C.R. 353). 911 Address: 32293 Roxanna Road, Ocean View. Tax Map Parcel: 134-12.00-379.01.

**C/U 2544 Waste Management of Delaware, Inc**

JA

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the extension of employee parking, self-storage, and container storage to be located on a certain parcel of land lying and being in Sussex County containing 5.23 acres, more or less.** The property is located on the west side of Old Stage Road (S.C.R. 461) at the intersection of Old Stage Road (S.C.R. 461) and Trussum Pond Road (S.C.R. 462). 911 Address: 32120 Old Stage Rd., Laurel. Tax Map Parcel: 332-2.00-79.01.

**C/U 2603 Tidewater Utilities, Inc.**

SC

**An Ordinance to grant a Conditional use of land in a B-1 Neighborhood Business and MR Medium Density Residential District for improvements to an existing water treatment facility to be located on a certain parcel of land lying and being in Sussex County, containing 0.91 acres, more or less.** The property is located south of Maryland Avenue and east of North Bay Shore Drive (Rt. 16), approximately 430 feet north of Broadkill Road (S.C.R. 5). 911 Address: 103 Maryland Avenue, Milton. Tax Map Parcel: 235-4.13-64.00.

**C/U 2607 State of Delaware Office of Management & Budget**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an emergency vehicle operations course, vehicle storage, classroom, and Pavillion to be located on a certain parcel of land lying and being in Sussex County, containing 839.05 acres, more or less.** The property is located on the east side of Patriots Way (S.C.R. 318), approximately 0.66 mile south of Zoar Road (S.C.R. 48). 911 Address: N/A. Tax Map Parcel: 133-7.00-8.00.

**Public Comment**

**Additional Business**

Discussion as to the Planning & Zoning Commission Rules of Procedure

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 30, 2025, 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@sussexcountypde.gov](mailto:pandz@sussexcountypde.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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, January 6, 2025.

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