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Sussex County Planning & Zoning Commission

AGENDA

January 21, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 7, 2026

Other Business

2004-60 River Oaks

Request for Determination - Interconnectivity Discussion

SC

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

Final Site Plan

JP

S-25-69 The Crossing Church Expansion

Preliminary Site Plan

SC

2019-08 Azalea Woods – Section 3

Amenities Plan

BM

Lands of Adel Baghouli (Ellyes Lane)

Minor Subdivision Plan off a proposed 30-ft easement

JP

Lands of Cromer Management, LLC

Minor Subdivision Plan off a proposed 30-ft easement

JP

Lands of Sobrook Land Acquisitions

Minor Subdivision Plan off a proposed 30-ft easement

JP

Old Business

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.

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.

Recess

Public Hearings

C/U 2480 DJ Tire Center, LLC

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto tire center to be located on a certain parcel of land lying and being in Sussex County, containing 1.0 acre, more or less. The property is lying on the east side of Downs Road (S.C.R. 243), approximately 0.45 mile northeast of Wilson Road (S.C.R. 244). 911 Address: 18651 Downs Road, Georgetown. Tax Map Parcel: 135-9.00-280.00.

C/U 2534 Hardscapes Jimenez, LLC

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a hardscape business with an office, showroom, storage, and parking to be located on certain parcels of land lying and being in Sussex County, containing 3.14 acres, more or less. The properties are lying southwest of the intersection of Morris Mill Road (S.C.R. 297) and Zoar Road (S.C.R. 48), approximately 0.6 mile east of Peterkins Road (S.C.R. 371). 911 Address: N/A & 25064 Morris Mill Road, Millsboro. Tax Map Parcel: 234-20.00-9.01 & 11.01.

C/U 2538 Jeffrey Baughman

JP

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 10.48 acres, more or less. The property is lying on the east and west side of September Way, a private lane accessed from the south side of Fitzgeralds Road (S.C.R. 207), approximately 677 feet west of DuPont Boulevard (Route 113). 911 Address: 8848 September Way, Lincoln. Tax Map Parcel: 230-5.00-6.00.

C/U 2612 Brian P. Lessard

SC

An Ordinance to grant a Conditional Use of land in a GR General Residential District and an AR-1 Agricultural Residential District to amend Condition "A" of Conditional Use No. 2129 (Ordinance No. 2603) and Conditional Use No. 2235 (Ordinance No. 2773) and for the addition of 41 RV parking spaces to the existing mini-storage facility to be located on a certain parcel of land lying and being in Sussex County, containing 11.70 acres, more

or less. The property is lying on the southeast corner of Argos Corner Road (S.C.R. 14E) and Coastal Highway (Route 1). 911 Address: 22692 & 22754 Argos Corner Road, Milford. Tax Map Parcel: 230-7.00-95.00.

C/U 2617 John Zotcavage

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (2 units) to be located on a certain parcel of land lying and being in Sussex County, containing 50 acres, more or less. The property is lying on the southeast side of Rifle Range Road (S.C.R. 545), approximately 0.66 mile west of Oak Road (S.C.R. 594). 911 Address: 10936, 10968, 10974 & 10890 Leadership Way, Bridgeville. Tax Map Parcel: 131-15.00-60.00.

C/U 2622 Tharros Village (c/o Code Purple at the Cape)

SC

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District to amend condition K of Conditional Use No. 2583 (Ordinance No. 4003) to allow for year-round outdoor storage to remain on the property as part of a campground for the unhoused to be located on a certain parcel of land lying and being in Sussex County, containing 7.16 acres, more or less. The property is lying on the south side of Coastal Highway (Rt. 1), approximately 0.2 mile northwest of the intersection of Coastal Highway (Rt. 1) and Dartmouth Drive (Rt. 9). 911 Address: 17996 Coastal Highway, Lewes. Tax Map Parcel: 334-6.00-526.01.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 14, 2026, at 2:10 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@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, January 20, 2026.

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