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Sussex County Planning & Zoning Commission

AGENDA

February 4, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 21, 2026

Other Business

2018-18 Channel Pointe (F.K.A. Bishop's Pointe & Cannon Property) BM
Request to Amend Voluntary Wetlands Buffer

2023-14 Northstar Property, LLC SC
Record Plan

Lands of Mojdehbakhsh and Leonardo SC
Minor Subdivision Plan off a proposed 30-ft easement

Old Business

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 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 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.

RecessPublic Hearings2025-01 Howard Manor

BM

A standard subdivision to divide a 22,946 square foot lot (Lot 1) within the existing Howard Manor Subdivision into two (2) single-family lots to be located on a certain parcel of land lying and being in Sussex County. The property is lying on the east side of Diane Road, a private road within the subdivision, lying on the south side of Atlantic Avenue (Rt. 26), approximately 500 feet east of Irons Lane (S.C.R. 348). 911 Address: N/A. Tax Map Parcel: 134-11.00-184.00. Zoning: Medium Density Residential.

C/U 2485 Christopher Hanyok

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a fence installation business with outside storage to be located on a certain parcel of land lying and being in Sussex County, containing 5.00 acres, more or less. The property is and lying on the east side of Rust Road (S.C.R. 292A), approximately 0.27 mile south of Harbeson Road (Rt. 5). 911 Address: 20601 Rust Road, Harbeson. Tax Map Parcel: 234-4.00-10.32.

C/U 2625 Greg Mitchell

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Condition E of Conditions of Approval for Conditional Use No. 2270 (Ordinance No. 3070) regarding the hours of operation for an existing outdoor racetrack to be located on a certain parcel of land lying and being in Sussex County, containing 35.00 acres, more or less. The properties are lying on the northwest side of the intersection of Hastings Farm Road (S.C.R. 526) and Coverdale Road (S.C.R. 252). 911 Addresses: 22372, 22378 & 22382 Coverdale Road, Seaford & N/A. Tax Map Parcels: 231-9.00-4.00, 5.00 & 5.01.

C/Z 2054 1534 Savannah Road, LLC

SC

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 a certain parcel of land lying and being in Sussex County, containing 0.5739 acres, more or less. The property is lying on the southeast side of Savannah Road (Rt. 9), approximately 535 feet north of Wescoats Road (S.C.R. 12). 911 Address: 1534 Savannah Road, Lewes. Tax Map Parcel: 335-12.06-52.00.

Public Comment

Additional Business

- Discussion as to the Planning & Zoning Commission Rules of Procedure
- Potential adoption of new Planning & Zoning Commission Rules of Procedure

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 28, 2026, at 2:00 p.m., and at least seven (7) days in advance of the meeting. The agenda was revised on January 29, 2026, at 9:30 am to add an Additional Business item relating to the potential adoption of new Rules of Procedure.

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, February 3, 2026.

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