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Sussex County Planning & Zoning Commission

AGENDA

April 15, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Other Business

<u>2022-17 Ironhook Harbor</u> Final Subdivision Plan	JP
<u>2022-26 Ballenger Creek Subdivision (F.K.A. Warrington Subdivision)</u> Revised Amenities Plan & Revised Final Subdivision Plan	SC
<u>2004-60 River Oaks</u> Revised Amenities Plan & Revised Final Subdivision Plan	SC
<u>2022-27 Saltwind (F.K.A. Peck Farm Subdivision)</u> Request for Clarification	DP
<u>2023-14 Northstar Property, LLC</u> Revised Preliminary Subdivision Plan	SC
<u>C/U 2371 Georgetown Business Plaza, LLC</u> 6 Month Time Extension Request	JP
<u>S-26-10 Rennie S. Hunt (C/U 2493)</u> Revised Preliminary Site Plan	DP
<u>S-24-36 Lilyvale (C/U 2402)</u> Preliminary Site Plan	SC
<u>S-24-62 Creative Concepts</u> Preliminary Site Plan	SC



S-26-19 Tidewater – Maryland Ave (C/U 2603) SC
 Preliminary Site Plan

S-26-20 Teen Challenge (C/U 905) JP
 Preliminary Site Plan

Lands of Campbell JP
 Minor Subdivision Plan off a proposed 30-ft easement

Lands of Gordon D. Heathman II DP
 Minor Subdivision Plan off a proposed 30-ft easement

Lands of Dorothy Tennefoss JP
 Minor Subdivision Plan off a proposed 30-ft easement

Lands of Richard & Kathie Wilson SC
 Minor Subdivision Plan off a proposed 30-ft easement

Old Business

2024-05 Rivers Edge SC
 A cluster subdivision to divide 125.13 acres +/- into one hundred and eighty-seven (187) single-family lots to be located on a certain parcel of land and lying and being in Sussex County. The property is lying on the northeast side of Cave Neck Road (S.C.R. 88), approximately 0.72-mile east of Round Pole Bridge Road (S.C.R. 257). 911 Address: 16300 King Cole Drive, Milton. Tax Map Parcel: 235-21.00-171.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2541 Hudson Pond, LLC JP
An ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for mini-storage with outdoor boat and RV storage to be located on a certain parcel of land lying and being in Sussex County, containing 4.485 acres, more or less. The properties are lying on the north and south sides of West Hudson Pond Road (S.C.R. 623), approximately 234-feet west of DuPont Boulevard (Rt. 113). 911 Address: N/A. Tax Parcel: 230-19.00-23.03 & 23.00 (P/O).

C/U 2546 James Mershon JA
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for boat storage to be located on a certain parcel of land lying and being in Sussex County, containing 3.3 acres, more or less. The property is lying on the south side of Roxana Road (Rt. 17), approximately 370 feet south of Bennett Road (S.C.R. 371). 911 Address: 35015 & 35011 Roxana Road, Frankford. Tax Parcel: 533-6.00-60.03.

C/U 2594 Anthony DeGirolano SC
An ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair and vehicle storage business to be located on a certain parcel of land lying and being in Sussex County, containing 3.07 acres, more or less. The property is lying on the north side of Long Neck Road (Rt. 23), approximately 800 feet west of Pot Nets Road (S.C.R. 22C). 911 Address: 32909 Long Neck Road, Millsboro. Tax Parcel: 234-24.00-39.05.

C/U 2602 Sunset Bridge Corporation

SC

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for a non-profit public charity providing respite care facility and use to be located on a certain parcel of land lying and being in Sussex County, containing 3.64 acres, more or less. The property is lying on the east side of Charleys Run, approximately 0.22 mile south of Fred Hudson Road (S.C.R. 360). 911 Address: 31613 Charleys Run, Bethany Beach. Tax Parcel: 134-13.00-84.00.

C/U 2636 Antulio Joel Chavez Lopez

DP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mechanical trailer maintenance business and storage to be located on a certain parcel of land lying and being in Sussex County, containing 5.0 acres, more or less. The property is lying on the west side of Doddtown Road (S.C.R. 293), approximately 0.36 mile north of Anderson Corner Road (S.C.R. 292). 911 Address: 21032 Doddtown Road, Harbeson. Tax Parcel: 135-17.00-25.00.

ORD 26-01

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTION 72-24 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-29, 115-37, 115-45 AND 115-53 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRUP) PROGRAM.

ORD 26-02

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE IV, §115-25 “HEIGHT, AREA AND BULK REQUIREMENTS” AND ARTICLE XVI §115-120 “SUPERIMPOSED DISTRICT; EFFECT ON OTHER PROVISIONS” OF THE CODE OF SUSSEX COUNTY REGARDING CLUSTER SUBDIVISIONS AND RESIDENTIAL PLANNED COMMUNITY DISTRICTS.

ORD 26-03

AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE II AND III, SECTIONS 99-9, “PUBLIC HEARING ON PRELIMINARY PLAT APPROVAL OR DISAPPROVAL” 99-17 “STREET LAYOUT”, AND CHAPTER 115, ARTICLE IV, §115-25 “HEIGHT, AREA AND BULK REQUIREMENTS” OF THE CODE OF SUSSEX COUNTY REGARDING DESIGN CRITERIA FOR ALL SUBDIVISIONS.

ORD 26-04

AN ORDINANCE TO AMEND CHAPTER 99, ARTICLES I AND III, SECTIONS 99-5 “DEFINITIONS”, 99-21, “PUBLIC SITES AND OPEN SPACES” AND CHAPTER 115, ARTICLES I & V, §115-4 “DEFINITIONS AND WORD USAGE” AND §115-25 “HEIGHT, AREA AND BULK REQUIREMENTS” OF THE CODE OF SUSSEX COUNTY REGARDING OPEN SPACE.

Recess

Public Hearings

2024-07 Stockley Acres

DP

A cluster subdivision to divide 41.7 acres +/- into eighty-three (83) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The properties are lying on the south side of Stockley Road (S.C.R. 280), approximately 0.38 mile west of Beaver Dam Road (Rt. 23). 911 Address: 30134, 30104 & 30164 Stockley Road, Milton. Tax Map Parcel: 234-5.00-54.00 & 54.01. Zoning: AR-1 (Agricultural Residential).

2024-08 Frog Farm

SC

A Coastal Area standard subdivision to divide 11.88 acres +/- into six (6) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The property is lying on the north and south sides of Holts Landing Road (S.C.R. 346), approximately 0.38 mile west of Irons Lane (S.C.R. 348). 911 Address: N/A. Tax Map Parcel: 134-7.00-125.00. Zoning: AR-1 (Agricultural Residential).

C/U 2551 Sarah Peterson

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Sussex County, containing 8.45 acres, more or less. The property is lying on Morning Glory Farms Road on the northwest side of Portsville Road (S.C.R. 492), approximately 0.84 mile east of S. Shell Bridge Road (S.C.R. 492A). 911 Address: 8982 Morning Glory Farms Road, Laurel. Tax Map Parcel: 432-3.00-41.06.

C/U 2554 E. Johnson Holdings, LLC

DP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a self-storage facility to be located on a portion of a certain parcel of land lying and being in Sussex County containing 12.05 acres, more or less. The property is lying on the north and west side of the intersection of Central Avenue (S.C.R. 84) and Lizard Hill Road (S.C.R. 367A). 911 Address: N/A. Tax Map Parcel: 134-19.00-12.00 (P/O).

C/U 2555 Bittersweet Investments, LLC

DP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an office and storage to be located on a certain portion of a parcel of land lying and being in Sussex County, containing 45.78 acres, more or less. The property is lying on the southeast corner of the intersection of Central Avenue (S.C.R. 84) and Old Church Cemetery Road (S.C.R. 367). 911 Address: 34555 Central Avenue, Frankford. Tax Map Parcel: 134-19.00-25.00 (P/O).

C/U 2563 George Herker

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for mini-storage with boat and RV storage to be located on a certain parcel of land lying and being in Sussex County, containing 13.48 acres, more or less. The property is lying on the south side of Omar Road (S.C.R. 54), approximately 0.23 mile east of Dukes Road (S.C.R. 354). 911 Address: N/A. Tax Map Parcel: 433-7.00-20.00.

C/U 2631 Zion Church Ventures, LLC

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage/warehouse/office buildings and a car wash (to amend condition “D”

and condition “N” of the conditions of approval for Conditional Use No. 2581 (Ordinance No. 4009) to allow for office spaces within the warehouse units and to remove the requirement that an on-site management office be established for the maintenance and operation of the warehouse units to be located on a certain parcel of land lying and being in Sussex County, containing 29.55 acres, more or less. The property is lying on the southwest side of Zion Church Road (Route 20), approximately 605 feet northwest of Deer Run Road (S.C.R. 388), and the north side of Deer Run Road (S.C.R. 388), approximately 159 feet southwest of Zion Church Road (Route 20). 911 Address: 36054 Zion Church Road, Frankford. Tax Map Parcel: 533-11.00-23.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 8, 2026, at 10:20 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@sussexcountye.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://sussexcountye.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, April 14, 2026.

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