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Sussex County Planning & Zoning Commission

AGENDA

August 5, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 22, 2026

Other Business

2022-18 Wilhaven (F.K.A. Wil King Station)

SC

6-month Time Extension Request

S-19-46 Ocean Park

SC

Revised Preliminary Site Plan

Yellow Metal, LLC

JP

Revised Preliminary Site Plan

Lands of Dale R. Breeding

JP

Minor Subdivision Plan off an existing 50-ft easement

Lands of Riveras Property Company, LLC

JA

Minor Subdivision Plan off an existing 50-ft easement

Old Business

C/U 2465 Sussex Materials, LLC

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit and sand plant site to be located on a certain parcel of land lying and being in Sussex County, containing 107.517 acres, more or less. The property is lying on the southwest side of Hunters Cove Road (S.C.R. 602), approximately 0.43 mile southeast of Owens Road (S.C.R. 611). 911 Address: N/A. Tax Map Parcel: 430-9.00-21.01.

C/Z 2061 Sandie, LLC

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 to amend Conditions of Approval for C/Z 673 (Ordinance No. 294) in relation to the addition and use of recreational amenities for a certain parcel of land lying and being in Sussex county, containing 4.29 acres, more or less. The property is lying on the south side of Plantations Boulevard, approximately 0.46 mile north of Cedar Grove Road (S.C.R. 283) and 0.14 mile west of Plantation Road (Route 1D & S.C.R. 275). 911 Addresses: 18462, 18464 & 18466 Plantation Boulevard, Lewes. Tax Map Parcel: 334-6.00-553.02.

Recess

Public Hearings

C/U 2536 John Whitby

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a welding business to be located on a certain parcel of land lying and being in Sussex County, containing 4.56 acres, more or less. The property is lying on the east side of Diamond Farm Road (SCR 257) and approximately 774.64 ft. north of Walker Road (SCR 260). 911 Address: 16423 Diamond Farm Road, Milton. Tax Map Parcel: 235-21.00-180.01.

C/U 2561 Frank Miranda

DP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a commercial dog kennel and veterinary clinic to be located on a certain parcel of land lying and being in Sussex County, containing 2.52 acres, more or less. The property is lying on the north side of Lighthouse Road (Rt. 54), approximately 0.22 mile west of Dickerson Road (S.C.R. 389). 911 Address: 33049 & 33053 Lighthouse Road, Selbyville. Tax Map Parcel: 533-18.00-12.00.

C/Z 2042 NVR (Lantern Cove)

DP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR-RPC Medium-Density Residential - Residential Planned Community District (179 units) for a certain parcel of land lying and being in Sussex County, containing 57.10 acres, more or less. The properties are lying on the north side of Old Mill Bridge Road (S.C.R. 381), the south and east sides of Bayard Road (Route 54/S.C.R. 384), and the south side of Lantern Lane, approximately 0.19-mile south of the intersection of Bayard Road (Route 54/S.C.R. 384) and Double Bridges Road (Route 54/S.C.R. 363). 911 Addresses: 35987 & 36159 Daniel Way, 35379 Bayard Road, 35400 Lantern Lane, Frankford. Tax Map Parcels: 134-19.00-108.00, 110.04, 110.05 & 110.00 (P/O) and 134-21.00-3.00 & 4.00 (P/O).

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 29, 2026, at 2:00 p.m., and at least seven (7) days in advance of the meeting.

Please note that the Public Hearing for Subdivision Reference 2024-13, Milton Village Residential, was not included in the agenda. Following adoption of the Housing For Every Delawarean Act (Senate Bill 23) into law, the Public Hearing for this application will not take place.

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.

This Agenda was revised on Thursday, July 30, 2026, at 1:35 P.M. for the removal of Other Business item The Point Farm Subdivision – Request for Director’s Determination.

-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, August 4, 2026.

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