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Sussex County Planning & Zoning Commission

AGENDA

August 19, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 5, 2026

Other Business

- | | |
|---|----|
| <u>2024-05 Rivers Edge (F.K.A. Totem) Subdivision</u> | SC |
| Revised Preliminary Subdivision Plan & Determination of Compliance w/ Condition “C” | |
|
<u>2018-34 Keastone Bay – Section 6</u> | SC |
| Waterfront Amenities Plan | |
|
<u>S-18-56 Frankford Business Park - Phase 3</u> | DP |
| Preliminary Site Plan | |
|
<u>Robert Frey - Sandy Hill Acre, LLC (S-26-39)(C/U 2438)</u> | DP |
| Preliminary Site Plan | |
|
<u>S-25-63 Stockley Materials, LLC</u> | DP |
| Revised Final Site Plan | |
|
<u>Lands of Martin Lee & Margaret Pepper</u> | DP |
| Minor Subdivision Plan off a proposed 30-ft easement | |
|
<u>Lands of Pearless & Gloria Gaines</u> | JA |
| Minor Subdivision Plan off a proposed 30-ft easement | |
|
<u>Lands of T and D Developing, LLC</u> | JA |
| Minor Subdivision Plan off a proposed 30-ft easement | |



S-25-60 First Baptist Church of Seaford

JA

Revised Preliminary and Final Site Plan

S-17-56 Nechay Ventures, LLC

JA

Revised Final Site Plan

Old Business

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.

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).

Recess

Public Hearings

C/U 2560 Zachary Pulcinella

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with equipment storage and parking to be located on a certain portion of a parcel of land lying and being in Sussex County, containing 13.18 acres, more or less. The property is lying on the south side of Portsville Road (S.C.R. 492), approximately 1.04 miles east of South Shell Bridge Road (S.C.R. 492A). 911 Address: 8504 Portsville Road, Laurel. Tax Map Parcel: 432-7.00-13.00.

C/U 2585 Cody Collins

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscape and hardscape business to be located on a portion of a certain parcel of land lying and being in Sussex County, containing 48.11 acres, more or less. The property is lying on the north and south sides of Dots Road (S.C.R. 415B), the east and west sides of Firemans Road (S.C.R. 413), and the north side of Parker Road (S.C.R. 415), approximately 0.426 mile south of Cypress Road (Rt. 54). 911 Address: 22009 & 37472 Dots Road, Millsboro. Tax Map Parcel: 333-15.00-7.00 (P/O).

C/U 2629 Age Well, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an assisted living facility for up to sixteen (16) residents to be located on a certain parcel of land lying and being in Sussex County, containing 8.0 acres, more or less. The property is lying west of Roxana Road (Rt. 17), approximately 0.48 mile south of Powell Farm Road (S.C.R. 365). 911 Address: 34188 Roxana Road, Frankford. Tax Map Parcel: 134-15.00-139.00.

C/Z 2036 Nickolaos Halkopoulos

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 2.938 acres, more or less. The properties are lying on the east and west side of Hitchens Lane, and the south side of John J. Williams Highway (Rt. 24), east of Warrington Road (Rt. 1D). 911 Addresses: 20007 & 20008 Hitchens Lane, 19025 John J. Williams Hwy, Rehoboth Beach, and N/A. Tax Map Parcels: 334-12.00-126.00, 182.00, 183.00, 184.00, 185.00 & 188.00.

C/Z 2038 Randall Hall

DP

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 0.39 acres, more or less. The property is lying on the east side of Old Mill Bridge Road (S.C.R. 381), approximately 0.11-mile north of Lighthouse Road (Route 54). 911 Address: 37011 Old Mill Bridge Road, Selbyville. Tax Map Parcel: 533-12.00-74.00.

Public Comment

Additional Business

Discussion regarding SB 23

Executive Session

Potential/Pending Litigation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 12, 2026, at 10:30 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, August 18, 2026.

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