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Sussex County Planning & Zoning Commission

AGENDA

September 2, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 19, 2026

Other Business

S-26-45 First Baptist Church of Seaford

Revised Preliminary and Final Site Plan

JA

Old Business

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).

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.

Recess



Public Hearings

C/U 2529 Jamie & Darren Hooks

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mechanic repair business, office, material and equipment storage to be located on certain parcels of land lying and being in Sussex County, containing 4.29 acres, more or less. The properties are lying on the north side of Airport Road (S.C.R. 494), approximately 600 feet east of Old Hickory Road (S.C.R. 497). 911 Address: 7119 Airport Road, Laurel. Tax Map Parcels: 432-7.00-28.05 & 432-7.00-28.04 (P/O).

C/U 2573 Total Package Landscaping, Inc.

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with employee parking and equipment storage to be located on a certain parcel of land lying and being in Sussex County, containing 1.16 acres, more or less. The property lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.14-mile north of Kendale Road (S.C.R. 287). 911 Address: 19024 Beaver Dam Road, Lewes. Tax Map Parcel: 234-2.00-2.01.

Ord 26-06

An Ordinance to amend the Future Land Use Map element of the Comprehensive Plan in relation to Tax Parcel No. 135-11.00-31.00, 135-16.00-17.00 & 70.00. The properties contain approximately 42.54 acres of land, lying and being within Sussex County. The properties are lying on the north side of Lewes Georgetown Highway (Rt. 9), approximately 0.69 mile west of Gravel Hill Road (Rt. 30). 911 Addresses: 24215, 24217 & 20288 Lewes Georgetown Highway, Georgetown & N/A.

C/Z 2063 Millsboro Towne Village, LLC

JP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a C-1 General Commercial District to an LI-2 Light Industrial District for a certain parcel of land lying and being in Sussex County, containing 42.54 acres, more or less. The properties are lying on the north side of Lewes Georgetown Highway (Rt. 9), approximately 0.69 mile west of Gravel Hill Road (Rt. 30). 911 Addresses: 24215, 24217 & 20288 Lewes Georgetown Highway, Georgetown & N/A. Tax Map Parcels: 135-11.00-31.00, 135-16.00-17.00 & 70.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 26, 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@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, September 1, 2026.

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