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Sussex County Planning & Zoning Commission

REVISED AGENDA

October 14, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes

Other Business

S-26-56 Episcopal Parish Thrift Shop

Revised Final Site Plan

DP

Lands of Hilda F. Dorey

Minor Subdivision Plan off a proposed 50-ft. easement

JA

Lands of Glenn M. & Diane M. Sharp

Minor Subdivision Plan off a proposed 50-ft. easement

JP

Lands of Jacquelyn R. Wade

Minor Subdivision Plan off a proposed 50-ft. easement

DP

Old Business

C/U 2593 Andrew Scrutchfield

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor storage units to be located on a certain parcel of land lying and being in Sussex County, containing 0.22 acres, more or less. The property is lying on the east side of Stingey Lane (Not a State-maintained road), approximately 195 feet north of Beaver Dam Road (Rt. 23). 911 Address: 17659 Stingey Lane, Lewes. Tax Map Parcel: 334-5.00-195.00.

C/U 2609 Walter Gonzalez Diaz

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Sussex County, containing 13.5 acres, more or less. The property is lying on the east side



of Vaughn Road (S.C.R. 520), approximately 0.34 mile north of Asbury Road (S.C.R. 446). 911 Address: N/A. Tax Map Parcel: 135-19.00-16.22.

C/Z 2051 Arctec Properties, LLC

JP

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 certain parcels of land lying and being in Sussex County, containing 8.99 acres, more or less. The properties are lying on the west side of Sussex Highway (Rt. 13), approximately 1.10 miles south of Adams Road (S.C.R. 583). 911 Addresses: 14890, 14906, & 14910 Sussex Highway, Bridgeville. Tax Map Parcels: 530-17.00-9.00 & 10.00.

Recess

Public Hearings

C/U 2616 TPE DE SU519, LLC

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on a certain parcel of land lying and being in Sussex County, containing 31.3 acres, more or less. The parcel is lying on the west side of North Old State Road (S.C.R. 213) and the south side of Haflinger Road (S.C.R. 625), approximately 0.25 mile east of DuPont Boulevard (Rt. 113). 911 Address: 9074 North Old State Road & 18126 Haflinger Road, Lincoln. Tax Map Parcel: 230-12.00-22.00.

C/U 2553 Keller Camarco

DP

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for automotive and mechanical machine repair and storage for a construction business to be located on a certain parcel of land lying and being in Sussex County, containing 2.247 acres, more or less. The properties are lying on the north side of Dagsboro Road (Route 20), approximately 0.10-mile east of Fire Tower Road (S.C.R. 334A). 911 Address: 28247 & 28257 Dagsboro Road, Dagsboro. Tax Map Parcel: 233-11.00-1.00 & 1.02.

C/U 2558 ML Joseph Sand & Gravel Co., Inc.

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for preparation, processing and storage of materials in relation to an existing borrow pit to be located on a 4-acre portion of a certain parcel of land lying and being in Sussex County, containing 158.75 acres, more or less. The property is lying on the south side of Seashore Highway (Route 18), approximately 0.80-mile east of the intersection with Gravelly Branch Road (S.C.R. 527). 911 Address: N/A. Tax Map Parcel: 231-6.00-21.00 (P/O).

C/U 2615 Robert S. Norwood, Jr.

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a specialty trade contractor business to be located on a certain parcel of land lying and being in Sussex County, containing 3.0 acres, more or less. The property lying on the south side of Harmons Hill Road (S.C.R. 302), approximately 0.77 mile west of Indian Mission Road (Rt. 5). 911 Address: 29100 Harmons Hill Road, Millsboro. Tax Map Parcel: 234-16.00-25.06.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 7, 2026, at 3:50 p.m., and at least seven (7) days in advance of the meeting.

The agenda was revised on October 7, 2026, at 6:50 p.m. to remove item C/U 2548 from the Old Business section of the agenda.

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, October 13, 2026.

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