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Sussex County Planning & Zoning Commission

AGENDA

October 15, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 17, 2025

Other Business

The Plantations (C/Z 673) RPC

Revised Final Site Plan (Addition of Pickleball Courts)

SC

S-25-61 Pine Haven Campground

Revised Final Site Plan (Pursuant to §115-222(A)) of the Sussex County Code)

JP

2018-18 Channel Pointe (F.K.A. Bishop's Pointe & Cannon Property)

Request to Amend Conditions of Approval

BM

2022-26 Herring Run (2022-32)

Final Subdivision & Landscape Plan

BM

2022-11 Hunters Creek

Final Subdivision & Landscape Plan

BM

S-25-58 Kings Creek Country Club

Revised Final Site Plan

SC

S-25-60 First Baptist Church of Lewes

Revised Preliminary Site Plan

SC

S-23-55 J&J Bulkheading

Preliminary Site Plan

BM



Lands of Mast, Wilkinson, & Green

JP

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Judy Family, LLC

JP

Minor Subdivision Plan off a proposed 50-ft easement

Lands of True North Property Partners

JA

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Whispering Pines Estate, LLC

JP

Minor Subdivision Plan off existing and proposed 30-ft easements

Old Business

C/U 2510 Henry Villegas-Solis

BM

An Ordinance to grant a Conditional Use of land in a B-1 Neighborhood Business District for an auto repair shop to be located on a certain parcel of land lying and being in Sussex County, containing 0.61 acres, more or less. The property is lying on the southwest side of Layton Avenue, north of Jersey Road (S.C.R. 305), approximately 0.06 mile south of John J. Williams Highway (Route 24). 911 Address: 28375 & 28377 Layton Avenue, Millsboro. Tax Map Parcel: 234-32.00-67.00.

C/Z 2037 Mulberry Knoll Associates, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-4 planned commercial district for certain parcels of land lying and being in Sussex County, containing 73.5 acres, more or less. The properties are lying on the northwest side of John J. Williams Highway (Rt. 24), at the northwest corner of the intersection with Mulberry Knoll Road (SCR 284). 911 Address: N/A. Tax Map Parcel: 334-12.00-46.00 & 47.00.

2024-03 Tepache Farms

JP

A standard subdivision to divide 24.27 acres +/- into twenty-one (21) single-family lots to be located on a certain parcel of land lying and being in Sussex County. The property is located on the north side of Burton Road (S.C.R. 241), approximately 0.10 mile west of Sand Hill Road (S.C.R. 319). 911 Address: 22187 Burton Road, Milton. Tax Map Parcel: 235-19.00-7.00. Zoning: AR-1 (Agricultural Residential).

C/U 2483 Andrew Lewandowski

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a roofing & siding contractor business with indoor and outdoor storage to be located on a certain parcel of land lying and being in Sussex County, containing 6.92 acres, more or less. The property is lying the south side of Lewes Georgetown Highway (Rt. 9), approximately 0.32 mile southwest of Park Avenue (S.C.R. 318). 911 Address: 22610 Lewes-Georgetown Highway, Georgetown. Tax Map Parcel: 135-15.00-79.02.

C/U 2500 Sean Vermillion

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a storage business (6 units) to be located on a certain parcel of land lying and being in Sussex County, containing 1.07 acres, more or less. The property is lying

on the east side of Polly Branch Road (S.C.R. 386), approximately 0.50-mile southeast of the intersection of Roxana Road (Rt. 17). 911 Address: 31459 Polly Branch Road, Selbyville. Tax Map Parcel: 533-17.00-93.03.

C/Z 2027 1630 Ventures, LLC

JP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Sussex County, containing 5.0 acres, more or less. The property is lying on the east side of the private lane, Marges Garden Path, and the south side of Milton-Ellendale Highway (Rt. 16), approximately 0.5 mile east of Gravel Hill Road (Rt. 30). 911 Address: N/A. Tax Map Parcel: 235-14.00-81.00.

Recess

Public Hearings

C/U 2506 NGR Sports, LLC

SC

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for an Indoor and Outdoor Miniature Golf Course to be located on a 0.30-acre portion of a certain parcel of land lying and being in Sussex County, containing 1.69 acres, more or less. The property is lying on the north and south sides of Rehoboth Mall Blvd., and the west side of Old Landing Road (S.C.R. 274), approximately 150 feet northwest of the intersection of Old Landing Road (S.C.R. 274) and Coastal Highway (Route 1). 911 Address: 19068 & 19268 Old Landing Road, Rehoboth. Tax Map Parcel: 334-13.00-132.00 (P/O).

C/U 2610 Howard L Repass

JP

An Ordinance to grant a Conditional Use of land in a GR General Residential District for Indoor Storage of Business Vehicles associated with a Limousine Business to be located on a certain parcel of land lying and being in Sussex County, containing 3.52 acres, more or less. The parcel is lying on the west side of Daniels Road (S.C.R. 215A), approximately 160 feet north of Slaughter Neck Road (S.C.R. 215). 911 Address: 9268 & 9274 Daniels Road, Lincoln. Tax Map Parcel: 230-15.00-10.00.

C/U 2516 Roxana Apartments, LLC

JP

An Ordinance to grant a Conditional Use of land in a CR-1 Commercial Residential District for Multi-family (42 units) to be located on certain parcels of land lying and being in Sussex County, containing 4.74 acres, more or less. The properties are lying on the west side of Roxana Road (Rt. 17), approximately 575 feet south of Atlantic Avenue (Rt. 26). 911 Address: 31924, 32014 & 32026 Roxana Road, Ocean View. Tax Map Parcel: 134-11.00-199.00, 200.00 & 200.01.

Ord. 25-01 – Marijuana Uses Amendments

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES XIA, XIC AND XXV, SECTIONS 115-83.11 115-83.18, 115-83.19A AND 115-194.7 AND “115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV PERMITTED USES COMMERCIAL” TO AMEND THE REQUIREMENTS FOR RETAIL MARIJUANA STORES IN SUSSEX COUNTY.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 8, 2025, at 10:00 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

-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, October 14th, 2025.

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