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Sussex County
Planning & Zoning Commission

AGENDA

November 18, 2026

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 7, 2026 & October 14, 2026

Other Business

C/Z 1400 - Villages of Five Points (Phase 2) SC
Revised Preliminary Site Plan & Updated Master Plan

S-26-47 Bayshore Plaza Parcel "A" Phase 2 DP
Preliminary Site Plan

S-26-57 Sweet Brew Coffee JA
Preliminary Site Plan

S-26-59 Deep Branch Campground JP
Preliminary Site Plan & Lot Consolidation

S-25-53 Creekside SC
Revised Preliminary Site Plan

Coastal Bodegas DP
Preliminary Site Plan

C/Z 1488 Lord Baltimore Landing RPC DP
Buffer Mitigation Plan

S-26-60 DEC Reynolds Road Substation JP
Preliminary Site Plan

EQUAL HOUSING OPPORTUNITY

Lands of JG Townsend & Co. - Coastal Exchange SC
Minor Subdivision Plan off a proposed 65-ft. easement

Lands of Gladys & Mark Robinson Heirs DP
Minor Subdivision Plan off a proposed 50-ft. easement

Lands of Sarah Peterson JA
Minor Subdivision Plan off an existing 50-ft easement

Lands of Griffiths & Lore DP
Minor Subdivision Plan off a proposed 40-ft easement

Lands of Bigg Jims Homes, LLC DP
Minor Subdivision Plan off a proposed 40-ft. easement

Lands of FHG Ventures, LLC DP
Minor Subdivision Plan off an existing 50-ft. easement

Lands of Regent Apex, LLC DP
Minor Subdivision Plan off a proposed 30-ft. easement

Lands of Regent Apex, LLC DP
Minor Subdivision Plan off a proposed 30-ft. easement

Lands of Randy and Justin Hill JA
Minor Subdivision Plan off a proposed 49.3-ft. easement

Lands of Steven Wroten JA
Minor Subdivision Plan off an existing 50-ft. and a proposed 30-ft. easement

Old Business

C/U 2548 Foxlane Homes Delaware, LLC (Hickman) SC
An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for multi-family dwellings (54 units) to be located on a certain parcel of land lying and being in Sussex County, containing 12.8 acres, more or less. The parcel is lying on the south side of Hickman Road (S.C.R. 359), approximately 560 feet east of Cedar Neck Road (S.C.R. 357). 911 Address: 38492 Hickman Road, Ocean View. Tax Map Parcel: 134-9.00-28.00.

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 2609 Walter Gonzalez Diaz DP

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/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.

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.

Recess

Public Hearings

C/U 2559 Preston & Mason Dyer JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a contractor vehicle storage and maintenance yard to include leasable areas for vehicles, machinery, and materials storage, contractors offices, and vehicle maintenance to be located on a portion of certain parcels of land lying and being in Sussex County, containing 11.45 acres, more or less. The properties are lying the north side of Huff Road (S.C.R. 252), approximately 0.47 mile west of Gravel Hill Road (Rt. 30). 911 Address: 18026 Davidson Drive, Milton. Tax Map Parcels: 235-25.00-76.01, 76.02 & 76.03 (P/O).

C/U 2566 Ismail Sen JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tire repair shop to be located on a certain parcel of land lying and being in Sussex County, containing 0.99 acre, more or less. The property is and lying on the east side of Dupont Highway (Route 113), approximately 230 feet south of Governor Stockley Road (S.C.R. 432). 911 Address: 25207 DuPont Highway, Georgetown. Tax Map Parcel: 133-6.00-

154.00.

C/U 2646 Marc Aurel Jean 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 0.944 acres, more or less. The property is lying on the southwest side of Main Street, at the intersection of Main Street and Burton Street within the Indian Village Subdivision. 911 Address: 10174 Main Street, Seaford. Tax Map Parcel: 331-6.00-104.00.

C/U 2570 Greens Rentals LLC DP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling units (106 units) to be located on a certain parcel of land lying and being in, Sussex County, containing 61.67 acres, more or less. The properties are lying on the north and south sides of Sussex Road (S.C.R. 342A), approximately 0.18 mile east of Sandy Landing Road (S.C.R. 342). 911 Addresses: 30075 Sussex Road, Dagsboro & N/A. Tax Map Parcels: 134-7.00-1.00, 1.01 & 2.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 10, 2026, at 11:45 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, November 17, 2026.