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Sussex County Planning & Zoning Commission

AGENDA

November 19, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 15, 2025 & November 5, 2025

Other Business

Americana Bayside Village “J” Harris Teeter Bayside Marketplace (C/Z 1393) BM
Revised Final Site Plan & Updated Master Plan

2023-03 The Estuary Phase 6 (F.K.A. Showell Farm) BM
Final Subdivision & Landscape Plan

S-22-03 Steiner Road Industrial Park JP
Revised Preliminary Site Plan

S-25-52 Glen Cove (C/U 2462) BM
Preliminary Site Plan

S-25-47 Royal Farms SC
Preliminary Site Plan

S-25-04 Crescent Place BM
Preliminary and Final Site Plan

S-25-54 TPE DE SU75, LLC JP
Preliminary and Final Site Plan

S-25-68 Middleford Speedway – Greg Mitchell JP
Preliminary and Final Site Plan



Lands of Paul & Sharon Anderson

SC

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Delmartinez, LLC

JA

Minor Subdivision Plan off a proposed 30-ft easement

Lands of George & Nancy Dodd

BM

Minor Subdivision Plan off a proposed 50-ft easement

Lands of Yvonne Grimm

JP

Minor Subdivision Plan off a proposed 50-ft easement

Lands of Unique Car Care, LLC

JA

Minor Subdivision Plan off a proposed 40-ft easement

Lands of Marsha Middleton

JA

Minor Subdivision Plan off a proposed 50-ft easement

Old Business

C/U 2531 Joshua Levis

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an automotive repair business to be located on a certain parcel of land lying and being in Sussex County, containing 0.3 acres, more or less. The parcel is lying on the east side of Marshall Street (S.C.R. 225), approximately 0.5 mile south of Elks Lodge Road (S.C.R. 211). 911 Address: 6967 Marshall Street, Milford. Tax Map Parcel: 330-11.17-30.00.

C/U 2562 John L. Hnatishion

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (3 units) to be located on a certain parcel of land lying and being in Sussex County, containing 2.18 acres, more or less. The property is lying on the north side of Central Avenue (S.C.R. 84), approximately 0.2 mile south of Beaver Dam Branch Road (S.C.R. 368). 911 Address: 33476 Central Avenue, Frankford. Tax Map Parcel: 134-16.00-35.02.

Recess

Public Hearings

Ord. 25-02

AN ORDINANCE TO AMEND CHAPTER 90, §§90-3, 90-6 AND TO ADD NEW §§90-8, 90-9 AND 90-10; TO AMEND CHAPTER 99, ARTICLES I, II, IV, V AND VI, §§99-5, 99-7, 99-9, 99-23, 99-26 AND 99-29; TO AMEND CHAPTER 110, ARTICLES I AND III, §§110-1 AND 110-12; AND TO AMEND CHAPTER 115, ARTICLES I AND XXV, §§115-4 AND 115-193 OF THE CODE OF SUSSEX COUNTY REGARDING SEDIMENT RELEASES AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT.

C/U 2586 Preston & Mason Dyer

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 705 to allow for an expansion of an existing campground to be located on certain parcels of land lying and being in Sussex County containing 21.93 acres, more or less. The properties are lying on the southwest side of Coastal Highway (Rt. 1), approximately 0.70 mile north of Broadkill Road (Rt. 16). 911 Address: 12984 Coastal Highway & 13177 Eagles Nest Trail, Milton. Tax Map Parcels: 235-8.00-35.02 & 35.03 (P/O).

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 12, 2025, at 11:30 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@sussexcountype.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://sussexcountype.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountype.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, November 18th, 2025.

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