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Sussex County Planning & Zoning Commission

AGENDA

November 5, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 17, 2025, and October 1, 2025

Other Business

2021-24 Fishers Point
Revised Landscape Plan

BM

S-25-48 John Elsishans
Preliminary Site Plan

BM

Lands of Hilltop Builders, LLC
Minor Subdivision Plan off a proposed 50-ft Easement

JP

Lands of Chad & Paige Cathell
Minor Subdivision Plan off a proposed 50-ft Easement

JP

Lands of John C. Driscoll
Minor Subdivision Plan off a proposed 30-ft Easement

JP

Lands of Bayview Estates, LLC
Minor Subdivision Plan off a proposed 30-ft Easement

SC

Lands of Michael John Lynch
Minor Subdivision Plan off a proposed 30-ft Easement

JA

Old Business

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 2516 Roxana Apartments, LLC

BM

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.

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.

Recess

Public Hearings

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.

Public Comment

Discussion as to 2026 Commission Meeting Dates

Executive Session to Discuss Potential and Pending Litigation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 29, 2025, at 1:00 p.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 4th, 2025.

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