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# Sussex County Planning & Zoning Commission

## AGENDA

December 10, 2025

3:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – November 19, 2025

### Other Business

#### 2023-01 Anchors Run (Expansion)

SC

Final Subdivision & Landscape Plan

#### S-25-56 Ennis Boat & RV (C/U 2484)

BM

Revised Preliminary Site Plan & Landscape Plan– Phase 1 only

#### S-25-70 Salon Simone (C/U 2432)

SC

Preliminary Site Plan

#### S-25-65 Nanticoke Indian Museum

BM

Preliminary Site Plan

#### S-25-64 Willows at Northstar – Multi-Family (C/U 2499)

SC

Preliminary Site Plan

#### S-25-11 BCB Management, LLC (C/U 2539)

JP

Preliminary Site Plan

#### S-24-39 Inland Bays Preservation Company, LLC (C/U 2340)

SC

Preliminary Site Plan

#### 2022-26 Ballenger Subdivision

SC

Revised Amenities Plan



**Lands of Jacqueline McGrellis**

BM

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of Robbins Nest Farm Inc.**

JP

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of True North Property Partners**

JP

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of Valparaiso Properties, LLC**

JA

Minor Subdivision Plan off an existing 50-ft easement

**Lands of Yoder Properties LLC.**

JP

Minor Subdivision Plan off a proposed 30-ft easement

**Old Business**

**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).**

**Recess**

**Public Hearings**

**C/U 2509 Juan Edward Johnson**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Sussex County, containing 1.00 acre, more or less. The property is lying on the west side of John J. Williams Highway (Rt. 24), approximately 100 feet north of Legion Road (S.C.R. 298). 911 Address: 26406 John J. Williams Hwy., Millsboro. Tax Map Parcel: 234-29.00-45.00.**

**C/Z 2033 Springpoint at Lewes, Inc. c/o Garrett T. Midgett**

SC

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR-RPC Medium Density Residential - Residential Planned Community district to an MR-RPC**

**Medium Density Residential - Residential Planned Community District and to amend conditions of approval for C/Z 1528 (Ordinance No. 1679) and for C/Z 1753 (Ordinance No. 2361) for a certain parcel of land lying and being in Sussex County, containing 37.97 acres, more or less.** The property is lying on the northerly and northwesterly right-of-way line of Gills Neck Road (S.C.R. 267) and approximately 0.20-mile east of Kings Highway (Route 9). 911 Address: N/A. Tax Map Parcel: 335-8.00-43.01.

### **Public Comment**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 2, 2025, at 2:50 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@sussexcountype.gov](mailto: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](mailto:pandz@sussexcountype.gov). All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, December 9, 2025.

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