

**PLANNING & ZONING COMMISSION**

ROBERT C. WHEATLEY, CHAIRMAN  
BRIAN BUTLER  
GREGORY SCOTT COLLINS  
J. BRUCE MEARS  
HOLLY WINGATE



**Sussex County**

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JAMIE WHITEHOUSE  
DIRECTOR

**Sussex County  
Planning & Zoning Commission**

**AGENDA**

**December 11, 2024**

**3:00 PM**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes** - None

**Public Comment**

**Other Business**

**Other Business Memo**

**2021-12 Miralon**

Amenities Plan

HW

**The Woods at Angola Beach (A.K.A. Angola Estates) (C/Z 672)**

Preliminary Site Plan & Landscape Plan

SC

**S-24-66 Millsboro Marshal Arts**

Revised Preliminary Site Plan

BM

**S-24-50 Indian River Storage**

Revised Preliminary Site Plan

BM

**S-24-69 Kent Walston**

Revised Preliminary Site Plan

BM

**Old Business**

**2024-09 Lorraine Brown**

BB

A standard subdivision to divide 4.57 acres +/- into two (2) single-family lots, to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The



property is lying on the east side of Victory Lane, a private lane that is accessed off of Shawnee Road (Rt. 36). 911 Address: 12559 Victory Lane, Greenwood. Tax Map Parcel: 430-5.00-5.02. Zoning District: AR-1 (Agricultural Residential District).

**C/U 2270 Gregory Mitchell**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to operate an outdoor racetrack to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 35.00 acres, more or less.** The properties are lying on the northwest side of the intersection of Hastings Farm Road (S.C.R. 526) and Coverdale Road (S.C.R. 525). 911 Addresses: 22372, 22378 & 22382 Coverdale Road, Seaford. Tax Map Parcels: 231-9.00-4.00, 5.00 & 5.01.

**C/U 2520 Twin Branches, LLC**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a farm winery with tasting room and events venue to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County, containing 38.66 acres, more or less.** The property is lying on the west side of Twin Branch Road, approximately 0.89 mile south of the intersection of Saw Mill Road (S.C.R. 238) and Twin Branch Road. 911 Address: 14756 Twin Branch Road, Milton. Tax Map Parcels: 235-19.00-11.00 & 11.01.

**C/U 2455 James L. Sturgis**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tire and brake shop to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 10.96 acres, more or less.** The property is lying on the east side of Sussex Highway (Rt. 13), approximately 0.36 mile north of Woodyard Road (S.C.R. 612). 911 Address: 11217 Sussex Highway, Greenwood. Tax Map Parcel: 530-5.00-3.02.

**C/U 2545 J. G. Townsend Jr. & Co.**

SC

**An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for an amendment of Condition "H" and the amendment/deletion of Condition "R" contained within Conditional Use No. 2359 (Ordinance No. 2964) regarding the requirements for landscaping, and for the installation of gates on Stockley Blvd between the Governors community and the proposed cottages, to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 25.56 acres, more or less.** The property is lying on the east side of Kings Highway (Rt. 9) and the south side of Gills Neck Road (S.C.R. 267) at the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 16673 Kings Highway, Lewes. Tax Parcel: 335-12.00-3.00 (p/o).

**Recess**

**Public Hearings**

**C/U 2443 Coastal Bay Homes, LLC**

BM

**An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (2 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.138 acre, more or less.** The

property is lying on the south side of Admiral Road within the Tower Shores Subdivision. 911 Address: 39578 Admiral Road. Tax Map Parcel: 134-5.00-115.00.

**C/U 2460 Jose Hernandez Perez**

BM

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for a warehouse, office, indoor and outdoor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.95 acres more or less.** The property is lying on the west side of Barnacle Boulevard and the northeast side of Layton Davis Road (S.C.R. 312A), approximately 0.28 mile southeast of John J. Williams Highway (Rt. 24). 911 Address: 31235, 31241, & 31247 Barnacle Boulevard. Tax Map Parcel: 234-29.00-57.02, 57.03, & 57.04.

**C/U 2487 Jose Sandoval**

SC

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an electronic message center sign to be located on certain parcels of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.69 acres, more or less.** The property is lying on the south side of Lewes Georgetown Highway (Rt. 9), approximately 0.27 mile southwest of the intersection of Lewes Georgetown Highway (Rt. 9) and Coastal Highway (Rt. 1). 911 Address: 32454 & 32462 Lewes Georgetown Highway. Tax Map Parcel: 334-5.00-208.00 & 208.01.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 4, 2024, at 4:30 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.**

**-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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Tuesday, December 10, 2024.

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