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# Sussex County Planning & Zoning Commission

## AGENDA

May 21, 2025

3:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – April 2, 2025

### Public Comment

Additional Business – Presentation and Potential Discussion in relation to the Comprehensive Plan requirements associated with Senate Bill No. 237

### Old Business

#### C/U 2557 Stockley Materials, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the preparation, processing and storage of material in relation to an existing borrow pit to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 82.32 acres, more or less. The property is lying on the east side of Cedar Lane (S.C.R. 318) and the west side of Peterkins Road (S.C.R. 317), approximately 500 feet south of Governor Stockley Road (S.C.R. 432). 911 Addresses: N/A. Tax Map Parcel: 133-3.00-6.00

#### C/Z 2001 Belmead Farm, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-4 Planned Commercial District for certain parcels of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 39.22 acres, more or less. The property is lying on the east side of John J. Williams Highway (Route 24) approximately 0.31 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: 20033 John J. Williams Highway, Lewes. Tax Parcel Nos.: 334-18.00-40.01 & 40.06.

#### C/U 2484 Dick Ennis, Inc.

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a boat repair facility with outdoor boat and RV storage, a landscape business, and a



**construction business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.371 acres, more or less.** The property is lying on the southwest side of Layton Davis Road (S.C.R. 312-A), approximately 0.82-mile southeast of John J Williams Highway (Rt. 24). 911 Address: N/A. Tax Map Parcel: 234-34.00-53.00.

**C/U 2503 Hastings Community Energy Initiative, LLC**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar energy facility to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 33.69 acres, more or less.** The property is lying on the east side of Normandy Lane, a private lane accessed off E. Seventh Street. 911 Address: N/A. Tax Map Parcel: 132-1.00-11.00.

**C/U 2524 Brian Rowe**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 5.41 acres, more or less.** The properties are lying on the south side of Lynch Road (S.C.R. 387A), approximately 0.18 mile southeast of Lighthouse Road (Rt. 54). 911 Address: 32190 & 32198 Lynch Road, Selbyville. Tax Map Parcels: 533-17.00-164.08 & 164.09.

**Recess**

**Public Hearings**

**C/U 2571 The Nature Conservancy**

SC

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a field office to be located on a certain parcel of land lying and being in Sussex County, containing 3.80 acres, more or less.** The property is lying on the north side of Round Pole Bridge Road (S.C.R. 257), approximately 3,910-feet north of Cave Neck Road (S.C.R. 88). 911 Address: 27167 Round Pole Bridge Road, Milton. Tax Map Parcel: 235-15.00-29.00.

**C/U 2496 Wade & Jacqueline Hudson**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for lawn mower, yard, garden equipment engine repair services to be located on a certain parcel of land lying and being in Sussex County, containing 3.20 acres, more or less.** The property is lying on the west side of Pettyjohn Road (S.C.R. 255), approximately 0.66 mile north of Prettyman Road (S.C.R. 254). 911 Address: 18112 Pettyjohn Road, Milton. Tax Map Parcel: 235-25.00-45.02.

**C/U 2525 Michael Makowski**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an amendment of Conditions of Approval for Conditional Use No. 2290 (Ordinance No. 2849) to amend Condition “A” relating to building size and use to be located on a certain parcel of land lying and being in Sussex County, containing 7.12 acres, more or less.** The property is lying on the west side of the intersection of Lewes Georgetown Highway (Rt. 9) and Prettyman Road (S.C.R. 254). 911 Address: N/A. Tax Map Parcel: 235-30.00-6.21.

**C/U 2581 Zion Church Ventures, LLC**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage/warehouse/office buildings and a car wash to be located on a certain parcel of land lying and being in Sussex County, containing 24.87 acres, more or less.** The property is lying on the southwest side of Zion Church Road (Route 20), approximately 605 feet northwest of Deer Run Road (S.C.R. 388) and the north side of Deer Run Road (S.C.R. 388), approximately 159 feet southwest of Zion Church Road (Route 20). 911 Address: 36054 Zion Church Road, Frankford. Tax Map Parcel: 533-11.00-23.00.

**C/U 2565 F & N Vazquez Concrete, LLC**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential and a GR General Residential District for a concrete and masonry business with construction industry retail sales, general office space and storage for the recycling of aggregate products, including crushing operations to be located on a certain parcel of land lying and being in Sussex County, containing 32.95 acres, more or less.** The property is lying on the west side of Greentop Road (S.C.R. 225), approximately 0.75 mile north of Fleatown Road (S.C.R. 224). 911 Address: N/A Tax Map Parcel: 230-13.00-36.00.

**Other Business**

**2022-26 Ballenger Subdivision (F.K.A. Warrington)**

HW

Request to Amend Conditions of Approval

**2019-02 Estates at Bridgewater (F.K.A. Bent Creek Estates & Old Mill Landing South)**

BM

Request to Amend Conditions of Approval

**S-18-40 & S-17-25 The Centre at Love Creek**

SC

Revised Preliminary Site Plan & Minor Subdivision & Lot Line Adjustment Plan

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

SC

Preliminary Site Plan & Landscape Plan

**S-25-30 Roxana Road Storage**

BM

Preliminary Site Plan

**S-23-41 Wildflower (A.K.A. Justice Property) Old Mill Ventures, LLC**

HW

Preliminary Site Plan

**2021-32 Riverwood**

HW

Amenities Plan

**Lands of Classic Farms, LLC**

HW

Minor Subdivision Plan off a proposed 50-ft easement

**Lands of Cryptozoo Investments**

BB

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of Rafat Mardawi, Jamil Ahmad, Shadi Abu Seris & Mohammad  
Alqaryouti**

HW

Minor Subdivision Plan off a proposed 50-ft easement

**Lands of Ronald S. & Tandra M. Wharton**

BB

Minor Subdivision Plan off an existing 30-ft easement

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 14, 2025, at 1:49 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, May 20, 2025.

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