

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



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
pandz@sussexcountype.gov  
www.sussexcountype.gov

## Sussex County Planning & Zoning Commission

### AGENDA

May 7, 2025

12:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – March 19, 2025

#### Public Comment

#### 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

**FOR STAFF TO CIRCULATE INSPECTION FINDINGS**

##### C/U 2583 Tharros Village (C/O Code Purple at The Cape)

SC

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a campground for the unhoused to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 7.16 acres, more or less. The property is lying the south side of Coastal Highway (Rt. 1), approximately 0.2-mile northwest of the intersection of Coastal Highway (Rt. 1) and Dartmouth Drive (Rt. 9). 911 Address: 17996 Coastal Highway, Lewes. Tax Map Parcel: 334-6.00-526.01.

#### Recess

#### Public Hearings

##### Ord. 23-07

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE**



**COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00 & 14.00.** The properties are lying on the north and south side of Log Cabin Hill Road (S.C.R. 247), the east and west side of Cool Spring Road (S.C.R. 290), the east side of Hudson Road (S.C.R. 258), and the north side of Lewes Georgetown Highway (Rt. 9) at the intersection of Cool Spring Road (S.C.R. 290) and Lewes Georgetown Highway (Rt. 9). 911 Addresses: N/A, 28645 Log Cabin Road, Lewes, & 16915 Hudson Road, Milton. Zoning: AR-1 (Agricultural Residential).

**C/Z 2010 CMF Cool Spring, LLC**

HW

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR-RPC Medium Density Residential District – Residential Planned Community for certain parcels of land lying and being in Sussex County, containing 637 acres, more or less.** The properties are lying on the north and south side of Log Cabin Hill Road (S.C.R. 247), the east and west side of Cool Spring Road (S.C.R. 290), the east side of Hudson Road (S.C.R. 258), and the north side of Lewes Georgetown Highway (Rt. 9) at the intersection of Cool Spring Road (S.C.R. 290) and Lewes Georgetown Highway (Rt. 9). 911 Addresses: N/A, 28645 Log Cabin Road, Lewes, & 16915 Hudson Road, Milton. Tax Map Parcels: 235-27.00-11.00, 12.00, 13.00, 14.00 & 334-4.00-34.00.

**C/U 2441 CMF Cool Spring, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an MR-RPC Medium Density Residential District – Residential Planned Community for an educational facility to be located on a 2.65 acre portion of a certain parcel of land lying and being in Sussex County, containing 194.17 acres, more or less.** The property is lying on the south side of Log Cabin Hill Road (S.C.R. 247), the west side of Cool Spring Road (S.C.R. 290) and the north side of Lewes Georgetown Highway (Rt. 9) at the intersection of Cool Spring Road (S.C.R. 290), the east side of Hudson Road (S.C.R. 258), and Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Map Parcel: 235-27.00-11.00.

**C/U 2442 CMF Cool Spring, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an MR-RPC Medium Density Residential District – Residential Planned Community for an assisted living facility and medical offices to be located on a 13.86 portion of a certain parcel of land lying and being in Sussex County, containing 194.17 acres, more or less.** The property is lying on the south side of Log Cabin Hill Road (S.C.R. 247), the west side of Cool Spring Road (S.C.R. 290), the east side of Hudson Road (S.C.R. 258), and the north side of Lewes Georgetown Highway (Rt. 9) at the intersection of Cool Spring Road (S.C.R. 290) and Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Map Parcel: 235-27.00-11.00.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 30, 2025, at 3:00 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.**

-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 6, 2025.

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