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Sussex County Planning & Zoning Commission

AGENDA

June 18, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 21, 2025

Public Comment

Other Business

- | | |
|--|----|
| <u>S-25-37 Bayshore Community Church, Inc.</u> | SC |
| Preliminary Site Plan | |
|
<u>S-24-52 Harbeson DEA Solar(F.K.A RWE/ConEd (C/U 2381)</u> | HW |
| Revised Final Site Plan | |
|
<u>S-25-42 Citation 49 Farms Solar Photovoltaic Facility (C/U 2470)</u> | BM |
| Final Site Plan | |
|
<u>S-24-72 Frankford Community Energy Initiative II, LLC (C/U 2365)</u> | BM |
| Preliminary Site Plan | |
|
<u>S-25-31 Chaberton Energy (Blue Hen Solar) (C/U 2398)</u> | BM |
| Preliminary Site Plan | |
|
<u>Lands of Fazal & Saima Kayani</u> | BB |
| Minor Subdivision Plan off of a Proposed 40-ft Easement | |
|
<u>2018-18 Channel Pointe (F.K.A Bishop's Pointe & Cannon Property)(C/U 2368)</u> | BM |
| Installation of Gates – Discussion as to Code Interpretation | |



Old Business

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.

2023-12 Windscape Farms

BB

A cluster subdivision to divide 26.4 acres +/- into forty-nine (49) single-family lots, to be located on a certain parcel of land lying in Sussex County. The property is lying on the northwest side of Pettyjohn Road (S.C.R. 255) approximately 0.75-mile northeast of Prettyman Road (S.C.R. 254). 911 Address: N/A. Tax Map Parcel: 235-25.00-45.01. Zoning District: AR-1 (Agricultural Residential).

2024-12 Symphony Glen

BB

A cluster subdivision to divide 109.65 acres +/- into two hundred and nineteen (219) single-family lots, to be located on a certain parcel of land lying in Sussex County. The property is lying on the northwest side of Pettyjohn Road (S.C.R. 255) approximately 0.20-mile northeast of Prettyman Road (S.C.R. 254). 911 Address: N/A. Tax Map Parcel: 235-25.00-44.00. Zoning District: AR-1 (Agricultural Residential).

Recess

Public Hearings

2025-09 Lands of Fernandez Subdivision

BB

A standard subdivision to divide 14.07 acres +/- into four (4) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The property is lying on the southwest side of Frankford School Road (S.C.R. 92), approximately 830 feet northwest of Shockley Town Road (S.C.R. 375). 911 Address: N/A Tax Map Parcel: 533-5.00-7.00 Zoning District: GR (General Residential).

CU 2578 New Life Bible Fellowship Church

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an on-premise Electronic Message Center sign 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 east side of Cannon Road (S.C.R. 307), 0.94 mile south of Indian Mission Road (Rt. 5). 911 Address: 24771 Cannon Road, Millsboro. Tax Map Parcel: 234-22.00-13.14

CU 2584 Martin Pacheco & Agustin Lee Pacheco-Quillen

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an outdoor athletic field and concession trailer/food truck to be located on certain parcels of land lying and being in Sussex County, containing 8.07 acres, more or less. The properties are lying on the west side of Camp Road (S.C.R. 532) approximately 915 ft. north of Eskridge Road (S.C.R. 531). 911 Address: 20924 Camp Road, Bridgeville. Tax Map Parcels: 331-2.00-18.19 & 18.20

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 11, 2025, at 2:05 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://sussexcountye.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M on Tuesday, June 17, 2025.

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