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# Sussex County Planning & Zoning Commission

## AGENDA

June 4, 2025

3:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – April 16, 2025

### Public Comment

### Other Business

Sycamore Chase Expansion (C/Z 1991) RPC BM  
Preliminary Site Plan & Master Plan

2022-10 Westlake (F.K.A. Raley Farm) – Section 1 BM  
Final Subdivision Plan & Master Plan

S-25-38 Living Hope Fellowship Cemetery BB  
Preliminary Site Plan

S-25-37 Bayshore Community Church, Inc. SC  
Preliminary Site Plan

S-25-34 Freeman Solar, LLC (C/U 2298) BB  
Preliminary Site Plan & 6-month Time Extension Request

S-25-29 Chaberton Energy (Biggins Creek) (C/U 2433) BM  
Preliminary Site Plan

2021-25 Four Winds Farm BB  
Amenities Plan

2022-01 Mitchell's Corner SC  
Amenities Plan



**Lands of Curtis & Darlene B. Carey**

BB

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of Helen L. Gabriel**

BB

Minor Subdivision Plan off a proposed 50-ft easement

**Lands of Alyson & Brad Hudson**

HW

Minor Subdivision Plan off a proposed 42-ft easement

**Lands of Rhue Family**

BB

Minor Subdivision Plan off an existing 50-ft easement

**2025-30 Roxana Road Storage – Time Extension Request**

BM

Time Extension Request

**Old Business**

**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).

**TO ANNOUNCE CLOSURE OF THE RECORD**

**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.

**TO ANNOUNCE CLOSURE OF THE RECORD**

**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.

## TO ANNOUNCE CLOSURE OF THE RECORD

### 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.

## TO ANNOUNCE CLOSURE OF THE RECORD

### 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.

## **Recess**

## **Public Hearings**

### **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).

### **2024-11 James Lofland Subdivision**

BB

A standard subdivision to divide 9.03 acres +/- into two (2) single-family lots, to be located on a certain parcel of land lying and being in Sussex County. The property is lying on the north side of Swains Private Road, a private lane that is accessed off of Marshall Street (S.C.R. 225). 911 Address: N/A Tax Map Parcel: 330-11.17-13.00. 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).

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 28, 2025, at 2:30 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, June 3, 2025.

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