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Sussex County Planning & Zoning Commission

AGENDA

July 2, 2025

3:00 P.M.

Call to Order

Additional Business

Administration of Oaths

Reorganization

Approval of Agenda

Approval of Minutes – May 7, 2025, and June 4, 2025

Public Comment

Other Business

2021-05 Turnberry (F.K.A Unity Branch)

Final Subdivision & Landscape Plan

HW

2021-36 Wynford Preserve

Final Subdivision & Landscape Plan

HW

2018-18 Channel Pointe & S-25-06 Townes at Channel Pointe

Revised Subdivision Plan (Installation of Gates)

BM

S-24-65 Con Edison Development, Inc. Delmar “B” (C/U 2385)

Preliminary Site Plan

HW

S-25-05 Woodland Ferry Road Solar (F.K.A. Community Power Group)

Revised Final Site Plan

HW

2018-18 Channel Pointe (F.K.A. Bishops Pointe & Cannon Property)

Amenities Plan

BM



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| <u>Lands of Ellis Family Investments, LLC</u> | BB |
| Minor Subdivision Plan off of a proposed 50-ft easement | |
| <u>Lands of Griffin</u> | BB |
| Minor Subdivision Plan off a proposed 50-ft easement | |
| <u>Lands of Passwaters Stonework, LLC</u> | BB |
| Minor Subdivision Plan off of a proposed 50-ft easement | |
| <u>Lands of Warfel</u> | BB |
| Minor Subdivision Plan off of an existing 65-ft easement | |
| <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 | |

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).

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.

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).

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 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

Recess

Public Hearings

C/U 2395 Breeze-A-Bella Land Group, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a distribution warehouse to be located on a 10.896 acre portion of a certain parcel of land lying and being in Sussex County, containing 71.127 acres, more or less. The property is lying on the south side of Park Avenue (S.C.R. 318) at the intersection of Park Avenue (S.C.R. 318) and Cedar Lane (S.C.R. 321A). 911 Address: 22318 Cedar Lane, Georgetown. Tax Map Parcel: 135-20.00-81.00.

C/U 2511 Paulina Owedyk

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a general contractor and construction business with an office, showroom, and storage including vehicles to be located on a certain parcel of land lying and being in Sussex County, containing 0.46 acre, more or less. The property is lying the north side of Clay Road (S.C.R. 269), approximately 0.43 mile west of Kings Highway (Rt. 9). 911 Address: 33847 Clay Road, Lewes. Tax Map Parcel: 335-12.06-56.00.

C/U 2537 Ryan Brower

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a general trade contracting business with office and storage to be located on a certain parcel of land lying and being in Sussex County, containing 1.73 acres, more or less. The property is lying the southeast side of Pettyjohn Road (S.C.R. 255), approximately 0.65 mile northeast of Prettyman Road (S.C.R. 254). 911 Address: 18113 Prettyman Road, Milton. Tax Map Parcel: 235-25.00-45.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 25, 2025, at 3:10 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. All comments are encouraged to be submitted by 4:00 P.M on Tuesday, July 1, 2025.

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