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Sussex County Planning & Zoning Commission

AGENDA

July 23, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Additional Business

Administration of Oaths

Approval of Minutes – June 18, 2025, and July 2, 2025

Other Business

S-25-44 Dave's Hot Chicken

SC

Preliminary Site Plan

S-24-35 36848 Lighthouse Road

BM

Preliminary Site Plan

(S-23-51) Route 9 Commercial (Malmaris Spots)

HW

Revised Preliminary Site Plan, Minor Subdivision, & Request for Clarification

S-23-07 Lands of Rockswitch Properties, LLC

SC

Revised Preliminary Site Plan

Lands of T.S. Smith & Sons, Inc. – Matthew & Sherri Smith

BB

Minor Subdivision Plan off of a proposed 30-ft easement

Lands of John & Anna Marie Lecates

HW

Minor Subdivision Plan off of a proposed 30-ft easement and Lot Line Adjustment

Lands of Orville & Amy Syester

BB

Minor Subdivision Plan off of a proposed 30-ft easement



Lands of Route 9 Venture, LLC (Adel Baghouli)

HW

Minor Subdivision Plan off of a proposed 30-ft easement

Lands of Thomas & Tina Thomas

BB

Minor Subdivision Plan off of a proposed 30-ft easement

Old Business

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.

Recess

Public Hearings

C/U 2517 High Tide Church, Inc.

BM

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 19.30 acres, more or less. The property is lying on the south side of Nine Foot Road (Rt. 26), approximately 949 feet southwest of DuPont Boulevard (Rt. 113). 911 Address: 28000 Nine Foot Road, Dagsboro. Tax Map Parcel: 233-10.00-46.00.

C/U 2493 Rennie Hunt

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a site development business with office and outdoor storage and parking to be located on a certain parcel of land lying and being in Sussex County, containing 0.45 acres, more or less. The property is lying on the northwest side of Roxana

Road (Route 17), approximately 0.07-mile northeast of Pyle Center Road (Route 20). 911 Address: 35082 Roxana Road, Frankford. Tax Map Parcel: 533-6.00-19.00.

C/U 2494 Rennie Hunt

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a site development business with office and outdoor storage and parking to be located on a certain parcel of land lying and being in Sussex County, containing 1.38 acres, more or less. The property is lying on the north side of Gum Road (S.C.R. 392), approximately 0.12 mile west of Roxana Road (Route 17). 911 Address: 36215 & 36219 Little Creek Lane, Frankford. Tax Map Parcel: 533-10.00-46.02.

C/Z 2028 Oscar H. Jr. & Thelma M. Warrington Trustee

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Sussex County, containing 1.529 acres, more or less. The property is lying on the west side of Kings Highway (Rt. 9), approximately 0.36 mile northwest of Gills Neck Road (S.C.R. 267). 911 Address: 1006 Kings Highway, Lewes. Tax Map Parcel: 335-8.00-36.06.

Public Comment

Additional Business

Discussion as to the recognition of Robert C. Wheatley

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 16, 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. All comments are encouraged to be submitted by 4:00 P.M on Tuesday, July 22, 2025.

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