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Sussex County Planning & Zoning Commission

AGENDA

August 20, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 6, 2025

Other Business

Lands of SSA Properties, LLC

BB

Minor Subdivision Plan off a proposed 50-ft easement

This is a Minor Subdivision Plan for the creation of four (4) lots plus the residual lands with access off a proposed 50-ft wide ingress/egress access easement. Proposed Lot 1 will consist of 0.751-acre +/-, proposed Lot 2 will consist of 5.758-acres +/-, proposed Lot 3 will consist of 9.415-acres +/-, proposed Lot 4 will consist of 7.827-acres +/-, and the residual lands will contain 9.927-acres +/- . A shared use maintenance agreement shall be established for the use of the shared access road. The property is located on the west side of Beaver Dam Road (Rt. 23), approximately 570 feet east of N. Union Church Road (S.C.R. 42). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 130-6.00-59.00 Zoning: AR-1 (Agriculture Residential District). Staff are in receipt of all agency approvals. Therefore, the plans are eligible for both preliminary and final approvals.

Lands of Glen R. Thompson

HW

Minor Subdivision Plan off a proposed 30-ft easement

This is a Minor Subdivision Plan for the creation of four (4) lots plus the residual lands with access off a proposed 30-ft wide ingress/egress access easement. Proposed Lot 1 will consist of 0.75-acre +/-, proposed Lot 2 will consist of 0.75-acre +/-, proposed Lot 3 will consist of 1.04-acres +/-, proposed Lot 4 will consist of 0.78-acre +/-, and the residual lands will contain 0.78-acre +/- . A shared use maintenance agreement shall be established for the use of the shared access road. The property is located on the south side of Rust Road (S.C.R. 635), approximately 0.36 mile south of Kendale Road (S.C.R. 287). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-6.00-1.00 Zoning: GR (General Residential District). Staff are in receipt of all agency approvals. Therefore, the plans are eligible for both preliminary and final approvals.



Old Business

C/U 2568 Unitarian Universalist Society of Southern Delaware

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an on-premises electronic message center sign to be located on a certain parcel of land lying and being in Sussex County, containing 5.91 acres, more or less. The property is lying on the south side of Lewes Georgetown Highway (Route 9), approximately 0.53 mile east of Dairy Farm Road (S.C.R. 261). 911 Address: 30486 Lewes Georgetown Highway, Lewes. Tax Map Parcel: 334-5.00-171.00.

C/Z 2024 The Christopher Companies

BM

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 - Residential Planned Community District for certain parcels of land lying and being in Sussex County, containing 94.7 acres, more or less. The properties are lying on the north and south side of Jeans Alley, on the south side of the intersection of Jeans Alley and Burton Farm Road (S.C.R. 373), and the west side of Horse Play Way, accessed from the west side of Roxanna Road (Rt. 17), approximately 0.48 mile south of Peppers Corner Road (S.C.R. 365). 911 Address: 34311 Horse Play Way and 33736 & 33737 Jeans Alley, Frankford, DE 19945. Tax Map Parcels: 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17 & 17.18.

Recess

Public Hearings

C/U 2475 S&J Growers

HW

An Ordinance to grant a Conditional Use of Land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Sussex County, containing 30 acres, more or less. The property is lying on the north and south sides of Bald Branch Road (S.C.R. 61) and on the east and west sides of Millsboro Highway (Rt. 30/26). 911 Addresses: 22311, 22327 & 34943 Bald Branch Road and 36597 Millsboro Highway, Frankford. Tax Map Parcel: 333-7.00-23.00.

C/U 2476 Richard & Brandi Gentner, Jr

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a masonry business to be located on a certain parcel of land lying and being in Sussex County, containing 5.37 acres, more or less. The property is lying on the north side of Hardscrabble Road (Rt. 20), approximately 1.25 miles southeast of E. Trap Pond Road (S.C.R. 62). 911 Address: 18353 Hardscrabble Road, Georgetown. Tax Map Parcel: 133-13.00-2.05 (p/o).

C/U 2479 The Crossings at Oak Orchard, LLC

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District to amend Conditional Use No. 677 to allow for two (2) additional lots into the Riverwinds (F.K.A. Oak Orchard West) manufactured home park to be located on a 0.37 acre portion, more or less, of a certain parcel of land lying and being in Sussex County, containing 35 acres more or less. The property is lying on the south side of Devon Drive within the Riverwinds (F.K.A. Oak Orchard West) Manufactured Home Park, located on the south side of Oak Orchard Road (Rt. 5). 911 Address: N/A. Tax Map Parcel: 234-29.00-222.03 (p/o).

C/U 2527 LIC Housing, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an independent care facility, restaurant and fitness center to be located on a certain parcel of land lying and being in Sussex County, containing 4.833 acres, more or less. The property is lying on the west side of Kings Highway (Route 9), approximately 0.17 mile southwest of Clay Road (S.C.R. 269). 911 Address: 16770 Kings Highway, Lewes. Tax Map Parcel: 334-6.00-56.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 13, 2025, at 10:30 a.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, August 19, 2025.

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