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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

August 6, 2025

3:00 P.M.

### Call to Order

### Approval of Agenda

### Additional Business

Administration of Oaths

Reorganization

Approval of Minutes – July 23, 2025

### Public Comment

### Other Business

S-25-06 The Townes at Channel Pointe BM  
Final Site Plan

2017-02 Woodfield Preserve Expansion SC  
Revised Landscape Plan

S-25-49 Fenwick Self-Storage BM  
Preliminary Site Plan

2018-17 Tower Hill (F.K.A. The Groome Property) SC  
Revised Amenities Plan

Lands of Andamule Farm LLC BB  
Minor Subdivision Plan off a proposed 30-ft easement and Lot Line Adjustment

Lands of Harvest Tide Farm, LLC (Maureen Coleman) BB  
Minor Subdivision Plan off an existing 50-ft easement



**Lands of Sweet Meadow Riding Academy (Shelly Lynn Wright)**

BM

Minor Subdivision Plan off a proposed 30-ft easement

**Lands of John D. & Donna Workman**

BB

Minor Subdivision Plan off an existing 50-ft easement

**Old Business**

**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.

**Recess**

**Public Hearings**

**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.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 30, 2025, at 9:45 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.**

**PLEASE NOTE: This Agenda was Revised on 7/31/2025 at 11:00AM to include the “Reorganization” item after “Administration of Oaths” under the “Additional Business” Section of the Agenda.**

**-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, August 5, 2025.

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