

HOLLY WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
J. BRUCE MEARS, VICE CHAIR
JOHN PASSWATERS



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878
www.sussexcountype.gov
pandz@sussexcountype.gov

Sussex County Planning & Zoning Commission

AGENDA

September 17, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Other Business

C/U 2581 Zion Church Ventures, LLC

Request for Interpretation of Conditions of Approval

BM

2022-11 Hunter's Creek

6-Month Time Extension Request

BM

2022-26 Ballenger Subdivision

Amenities Plan & Request to Amend Subdivision Name

SC

S-25-32 Shell We Bounce Expansion

Revised Preliminary Site Plan

SC

S-25-46 The Dunes

Preliminary Site Plan

SC

Lands of Dale Figgs, Inc.

Minor Subdivision Plan off of an Existing 30-ft Easement

JA

Old Business

C/U 2510 Henry Villegas-Solis

BM

An Ordinance to grant a Conditional Use of land in a B-1 Neighborhood Business District for an auto repair shop to be located on a certain parcel of land lying and being in Sussex County, containing 0.61 acres, more or less. The property is lying on the southwest side of Layton Avenue, north of Jersey Road (S.C.R. 305), approximately 0.06 mile south of John J.



Williams Highway (Route 24). 911 Address: 28375 & 28377 Layton Avenue, Millsboro. Tax Map Parcel: 234-32.00-67.00.

C/U 2519 Savini Companies

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a general contracting and home construction business, service & professional offices and storage to be located on a certain parcel of land lying and being in Sussex County, containing 5.57 acres, more or less. The properties are lying on the north and south sides of Old Silo Lane, and on the west side of Shingle Point Road (S.C.R. 249), approximately 0.81 mile north of Gravel Hill Road (Rt. 30). 911 Address: 16902 Shingle Point Road, 8301 Old Silo Lane, Milton & N/A. Tax Map Parcels: 235-25.00-33.00, 33.02 & 33.04.

C/Z 2021 Crosswinds Landing, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an AR-1-RPC Agricultural Residential District - Residential Planned Community (352 dwellings) for certain parcels of land lying and being in Sussex County, containing 183.19 acres, more or less. The properties are lying on the southwest side of Lighthouse Road (Rt. 54), and on the west side of Dickerson Road (S.C.R. 389), approximately 310 feet northwest of the intersection of Lighthouse Road (Rt. 54) and Dickerson Road (S.C.R. 389). 911 Address: 33080 Lighthouse Road & N/A. Tax Map Parcels: 533-18.00-63.00 & 56.00.

Recess

Public Hearings

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

JA

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/Z 2055 David Roe

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Sussex County, containing 0.75 acres, more or less. The property is lying on the south side of Ballast Point Road (S.C.R. 341A), approximately 215 feet west of Sandy Landing Road (S.C.R. 342). 911 Address: N/A. Tax Map Parcel: 134-6.00-175.00.

C/Z 2037 Mulberry Knoll Associates, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-4 planned commercial district for certain parcels of land lying and being in Sussex County, containing 73.5 acres, more or less. The properties are lying on the northwest side of John J. Williams Highway (Rt. 24), at the northwest corner of the intersection with Mulberry Knoll Road (SCR 284). 911 Address: N/A. Tax Map Parcel: 334-12.00-46.00 & 47.00.

C/Z 2052 Marlin Cove, LLC

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 (210 units) for certain parcels of land lying and being in Sussex County, containing 60.84 acres, more or less. The properties are lying on the west side of New Road (S.C.R. 391), approximately 80 feet north of Lighthouse Road (Rt. 54). 911 Address: N/A. Tax Map Parcel: 533-19.00-7.00, 8.01 & 9.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 10, 2025, at 2:45 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://sussexcountye.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, September 16, 2025.

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