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Sussex County
Planning & Zoning Commission

AGENDA

September 3, 2025

3:00 P.M.

Call to Order

Additional Business

Administration of Oaths

Approval of Agenda

Approval of Minutes – August 20, 2025

Other Business

2022-11 Hunter's Creek BM
6-Month Time Extension Request

John Ford (C/U 2313) SC
6-Month Time Extension Request

S-24-22 Ash Property SC
Revised Preliminary Site Plan

S-24-79 Mark A. Baull (C/U 2340) BM
Preliminary Site Plan

S-25-32 Shell We Bounce Expansion SC
Revised Preliminary Site Plan

Lands of 18747 Gravel Hill Road JP
Minor Subdivision Plan off of a Proposed 30-ft Easement

Lands of Daniel and Dona Rose Nero JA
Minor Subdivision Plan off of an Existing 60-ft Easement

EQUAL HOUSING OPPORTUNITY

Old Business

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.

C/U 2475 S&J Growers JA

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 JA

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.

Recess

Public Hearings

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.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 27, 2025, at 12:00 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, September 2, 2025.

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