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Sussex County Planning & Zoning Commission

AGENDA

January 22, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 4, 2024 and January 8, 2025

Public Comment

Other Business

C/Z 1877 & C/Z 1911 Patriots Glen BM
Preliminary Amenities Plan

2023-01 Anchors Run Expansion HW
Request to Amend Conditions of Approval

2021-05 Turnberry (F.K.A Unity Branch) HW
Request for a 6-Month Time Extension

Lands of Delmarva Construction Service, LLC HW
Minor Subdivision Plan off of a 30-ft Easement

Lands of Stephen Landis BB
Minor Subdivision Plan off of an existing 30.3-ft Easement

Lands of Messick BB
Minor Subdivision Plan off of a proposed 40-ft Easement

Old Business

C/U 2458 Oneals Solar, LLC HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar array to be located on a portion of a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 49.7 acres, more or less. The



property is lying on the north side of Oneals Road (S.C.R. 485) approximately 500 ft. southwest of Sussex Highway (Rt. 13). 911 Address: 27720 Oneals Road, Seaford. Tax Map Parcel: 132-6.00-303.00 (p/o).

C/U 2501 Jose Luis Vivar

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscape business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.04 acres, more or less. The property is lying on the west side of McColleys Chapel Road (S.C.R. 213), approximately 510 feet south of Deer Forest Road (S.C.R. 565). 911 Address: 18206 McColleys Chapel Road, Georgetown. Tax Map Parcel: 135-5.00-100.01.

Recess

Public Hearings

C/U 2454 H&K Group, LLC

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 Broad Creek Hundred, Sussex County, containing 309.59 acres, more or less. The property is lying on northwest side of Shiloh Church Road (Rt. 74) approximately 0.38 mile west of East Trap Pond Road (Rt. 62). 911 Address: N/A. Tax Map Parcel: 232-8.00-44.01.

C/U 2466 Albert Fanelli

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for boat repair & storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.54 acres, more or less. The property is lying on the east side of Bethany Road (Rt. 17) approximately 580 ft. southwest of Polly Branch Road (S.C.R. 386). 911 Address: N/A. Tax Map Parcel: 533-17.00-11.10.

C/Z 2012 Rudder Road, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for certain parcels of land lying and being in Indian River Hundred, Sussex County, containing 30.57 acres, more or less. The properties are lying on the east side of Banks Road (S.C.R. 298), approximately 0.61 mile northeast of Long Neck Road (Rt. 23). 911 Addresses: 25352 Rudder Road, Millsboro, 25071 Banks Road, Millsboro, & N/A. Tax Map Parcels: 234-23.00-276.00, 276.01, & 277.00.

C/U 2449 Rudder Road, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (116 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 30.57 acres, more or less. The properties are lying on the east side of Banks Road (S.C.R. 298), approximately 0.61 mile northeast of Long Neck Road (Rt. 23). 911 Address: 25352 Rudder Road, Millsboro, 25071 Banks Road, Millsboro, & N/A. Tax Map Parcels: 234-23.00-276.00, 276.01, & 277.00.

C/Z 2014 J & T Properties, LLC

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 Lewes & Rehoboth Hundred, Sussex County, containing 0.57 acres, more or less. The property is lying on the northwest side of Savannah Road (Rt. 9B), approximately 620-feet northeast of the intersection of Savannah Road and Old Orchard Road (S.C.R. 269A). 911 Address: 1545 Savannah Road, Lewes. Tax Map Parcel: 335-12.05-12.00.

C/Z 2023 Jane Brady

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 Lewes & Rehoboth Hundred, Sussex County, containing 0.50 acres, more or less. The property is lying on the northwest side of Savannah Road (Rt. 9), approximately 200 feet northeast of the intersection of Savannah Road (Rt. 9) and Westcoats Road (S.C.R. 12). 911 Address: 1543 Savannah Rd., Lewes. Tax Map Parcel: 335-12.05-6.01.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 15, 2025, at 12:30 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://sussexcountycle.gov/council-chamber-broadcast>

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

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountycle.gov. All comments are encouraged to be submitted by 4:00 P.M on Tuesday, January 21, 2025.

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