

ROBERT C. WHEATLEY, CHAIRMAN  
BRIAN BUTLER  
SCOTT COLLINS  
J. BRUCE MEARS  
HOLLY WINGATE



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

# Sussex County Planning & Zoning Commission

## AGENDA

January 8, 2025

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – November 13, 2024, November, 20, 2024, and December 11, 2024

### Public Comment

### Other Business

<u>2019-02 The Estates at Bridgewater (F.K.A. Bent Creek Estates/Old Mill Landing South)</u> Preliminary Amenities Plan	SC
<u>S-24-83 Builders Supply of Delmarva, Inc.</u> Revised Preliminary Site Plan	HW
<u>S-24-68 Waves Car Wash</u> Preliminary Site Plan	SC
<u>Lands of Chelsea Hastings</u> Minor Subdivision Plan off a proposed 30-ft easement	BB
<u>Lands of Thomas Labarrer &amp; Dina Parrish</u> Minor Subdivision Plan off a proposed 30-ft easement	BB
<u>Lands of Connie Loukinen</u> Minor Subdivision Plan off an existing 50-ft easement	BB
<u>Lands of GNJ Properties LLC</u> Minor Subdivision Plan off a proposed 30-ft easement	HW
<u>Lands of OA Sundance Club, LLC</u> Minor Subdivision Plan off a proposed 24-ft easement	HW



**Lands of Albert J. Bierman**

BM

Minor Subdivision Plan off a proposed 30-ft easement

**Old Business**

**2023-07 Seaside**

SC

A cluster subdivision to divide 241.239 acres +/- into three-hundred and fifty-nine (359) single-family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the northeast side of Coastal Highway (Route 1) at the intersection of Cave Neck Road (S.C.R. 88) and Coastal Highway (Route 1). 911 Address: 16039 Coastal Highway, Lewes. Tax Map Parcels: 235-23.00-1.00, 1.03, 1.04, 80.00 & 235-17.00-14.00. Zoning District: AR-1 (Agricultural Residential)

**2024-09 Lorraine Brown**

BB

A standard subdivision to divide 4.57 acres +/- into two (2) single-family lots, to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The property is lying on the east side of Victory Lane, a private lane that is accessed off of Shawnee Road (Rt. 36). 911 Address: 12559 Victory Lane, Greenwood. Tax Map Parcel: 430-5.00-5.02. Zoning District: AR-1 (Agricultural Residential).

**C/U 2460 Jose Hernandez Perez**

BM

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for a warehouse, office, indoor and outdoor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.95 acres more or less.** The property is lying on the west side of Barnacle Boulevard and the northeast side of Layton Davis Road (S.C.R. 312A), approximately 0.28 mile southeast of John J. Williams Highway (Rt. 24). 911 Address: 31235, 31241, & 31247 Barnacle Boulevard. Tax Map Parcel: 234-29.00-57.02, 57.03, & 57.04.

**C/U 2469 Rehoboth Family Storage, LLC**

SC

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mini-storage facility with offices to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.68 acres, more or less.** The properties are lying on the west side of John J. Williams Highway (Rt. 24) and the east side of Robinsonville Road (S.C.R. 277), approximately 0.95 mile northeast of the intersection of John J. Williams Highway (Rt. 24) and Robinsonville Road (S.C.R. 277). 911 Address: N/A. Tax Map Parcels: 234-6.00-104.00, 104.02, 104.03, & 104.04.

**C/U 2464 James Yerkie, II**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for outdoor storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.5 acres, more or less.** The property is lying the east side of Old Shawnee Road (S.C.R. 619) approximately 0.35 mile northeast of Shawnee Road (Rt. 36). 911 Address: N/A. Tax Map Parcel: 130-3.00-170.04.

**C/Z 2041 James Yerkie, II**

BB

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR Medium Residential District to an AR-1 Agricultural Residential District for a certain**

**parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.53 acres, more or less.** The property is lying on the east side of Old Shawnee Road (S.C.R. 619) approximately 0.35 mile northeast of Shawnee Road (Rt. 36). 911 Address: N/A. Tax Map Parcel: 130-3.00-170.04.

**Recess**

**Public Hearings**

**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.

**C/Z 2039 Melson Funeral Services, LTD**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a B-1 Neighborhood Business District to an AR-1 Agricultural Residential District for certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 5.171 acres, more or less.** The properties are lying on the south side of Sharon Lane and accessed from the east side of Parker House Road (S.C.R. 362) approximately 0.44 mile north of Beaver Dam Road (S.C.R. 368). 911 Address: 38143, 38277, 38357, & 38487 Sharon Lane, Ocean View. Tax Map Parcels: 134-17.00-17.10, 17.11, 17.12, & 17.13.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 31, 2024, at 11:30 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Tuesday, January 7, 2025.

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