

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

AGENDA

October 23, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – September 25, 2024

Public Comment

Other Business

Other Business Memo

(S-24-66) Consolidated Edison Development, Inc – Delmar C HW
Preliminary & Final Site Plan

(S-24-64) Consolidated Edison Development, Inc – Bridgeville BB
Preliminary & Final Site Plan

(S-24-30) Budget Mini Storage Expansion BB
Revised Preliminary Site Plan

(S-19-16) Klerlein Enterprises, LLC SC
Revised Preliminary Site Plan

Delaware Electric Cooperative BB
Revised Preliminary Site Plan

(S-24-71) Delaware Electric Cooperative BB
Preliminary Site Plan

(S-24-73) White House Beach Manufactured Home Park (C/U 2417) HW
Preliminary Site Plan



White House Beach Manufactured Home Park HW
 Revised Master Plan

(S-24-56) MCH Offices - Long & Foster BM
 Preliminary Site Plan

Lands of Andrew Chopp BB
 Minor Subdivision Plan off a proposed 30-ft. easement

Old Business

2023-01 Anchors Run (Expansion) HW
 A Cluster subdivision to divide 180 acres +/- into three-hundred and fifty-six (356) single family lots (for an addition of 91 lots to the existing and previously-approved Anchors Run Subdivision) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the east side of Beaver Dam Road (S.C.R. 285) and the north side of Conleys Chapel Road (Route 280B), approximately 0.40 mile north of Stockley Road (S.C.R. 280). 911 Address: N/A. Tax Map Parcel: 234-6.00-19.00, 20.01 & 234-11.00-40.01, 40.02 and p/o 40.00.

TO ANNOUNCE CLOSURE OF THE PUBLIC RECORD

2023-03 Showell Farm (The Estuary Phase 6) BM
 A cluster subdivision to divide 20.59 acres +/- into forty-five (45) single-family lots, to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The properties are located on the south side of Camp Barnes Road (S.C.R. 364)) 0.2 mile southeast of Double Bridge Rd. (SCR 363) and on the east side of Diane’s Way. 911 Addresses: 36200 Camp Barnes Road & N/A. Tax Map Parcels: 134-19.00-112.00, 112.01 & 112.04. Zoning: AR-1 (Agricultural Residential District).

C/U 2454 H&K Group LLC BB
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 Cedar Creek Hundred, Sussex County, containing 309.6 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. Zoning: AR-1 (Agricultural Residential District).

C/U 2528 Holdren LLC SC
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor storage of watercraft to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.26 acres, more or less. The property is lying on the south side of Conleys Chapel Road (Rt. 280B), 0.2 mile east of Beaver Dam Rd. (Rt 23). 911 Address: 30764 Conleys Chapel Road, Lewes. Tax Map Parcel: 234-11.00-75.01 (p/o).

C/Z 2022 Holdren LLC SC
An Ordinance to amend the Comprehensive Zoning Map of sussex County from an MR Medium-Density Residential District to an AR-1 Agricultural Residential District

for a portion of a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.26 acres, more or less. The property is lying on the south side of Conleys Chapel Road (S.C.R. 280B), 0.2 mile east of Beaver Dam Road (Rt. 23). 911 Address: 30764 Conleys Chapel Road, Lewes. Tax Map Parcel: 234-11.00-75.01 (p/o).

Recess

Public Hearings

C/U 2490 Mason Hayes

SC

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multifamily dwellings (5 units) to be located on certain parcels of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.45 acres, more or less. The property is lying on the northeast side of Lincoln Street, and the south side of Jefferson Street (Rt. 1B), at the intersection of Lincoln Street and Jefferson Street within the Rehoboth Manor subdivision. 911 Address: 20455 Lincoln Street, Rehoboth Beach. Tax Map No. 334-19.08-164.00.

C/U 2526 Common Ground Hospitality

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a restaurant and farmers market to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 71.3 acres, more or less. The properties are lying on the south side of Zion Church Road (Route 20), approximately 0.50 mile west of the intersection of Zion Church Road (Route 20) and New Road (Route 391). 911 Address: 37051 Johnson Road, Selbyville. Tax Map Parcels: 533-11.00-103.00 & 533-11.00-104.00.

C/U 2542 Lauden Investments, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an amendment of Condition “D” for C/U 2264 (Ordinance No. 2813) relating to the permitted days and hours of operation for a professional office to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.68 acre, more or less. The properties are lying on the southeastern side of Savannah Road (S.C.R. 443A), approximately 0.77 mile northeast of Westcoats Road (Rt. 12). 911 Address: 1302 & 1304 Savannah Road, Lewes. Tax Map Parcels: 335-8.18-15.00 & 16.00.

C/U 2543 Toney Floyd & Charletta Speaks-Floyd

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a commercial hauling, goods, and materials delivery services, and driveway installation business together with storage of vehicles, equipment, and materials to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.31 acres more or less. The property is lying on the northeast side of Hersel Davis Road approximately 0.42-mile northeast of Oak Orchard Road (Rt. 5). 911 Address: 32404 Hersel Davis Road, Millsboro. Tax Map Parcel: 234-29.00-274.02.

Additional Business

- Discussion as to 2025 Planning & Zoning meeting dates.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 16, 2024, at 3:30 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://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, October 22, 2024.

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