

PLANNING & ZONING COMMISSION

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



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 854-5079 F

JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

AGENDA

October 9, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – July 17, 2024

Public Comment

Other Business

Other Business Memo

Sandy Shore Village (F.K.A Twin Cedars) (C/Z 1942) BM
Final Site Plan & Landscape Plan

(S-24-53) Consolidated Edison Development, Inc (CU 2382) HW
Preliminary & Final Site Plan

(S-24-54) Consolidated Edison Development, Inc (CU 2383) BW
Preliminary & Final Site Plan

(S-24-52) Consolidated Edison Development, Inc (CU 2381) HW
Preliminary & Final Site Plan

(S-23-08) Mulberry Knoll Store KS
Revised Preliminary Site Plan

(S-24-63) Pentecostal La Iglesia Senda Antigua - Milford BB
Preliminary Site Plan

(S-24-49) Clarksville Commercial BM
Preliminary Site Plan



Lands of James & Cindy Pusey

HW

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Danny & Holly Humphries

BB

Minor Subdivision Plan off an existing 60-ft easement

Old Business

CZ 2025 Northstar Property, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a 12.696-acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.07 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

CZ 2026 Northstar Property, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Density Residential District for a 7.882-acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is and lying on the southeast side of Lewes-Georgetown Highway (Rt. 9), and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

2023-14 Northstar Property, LLC

SC

A Coastal Area cluster subdivision to divide 379.042 acres +/- into 758 single-family lots to be located on a certain parcel of land containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map lying and being in Lewes and Rehoboth Hundred, Sussex County. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). 911 Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o). Zoning: MR (Medium Density Residential).

CU 2499 Northstar Property, LLC

SC

An Ordinance to grant a Conditional Use of land in an MR - Medium Density Residential District to allow for multi-family dwellings (94 units) to be located on a 7.882 acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). 911 Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

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.

Recess

Public Hearings

2023-03 Showell Farm (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).

2023-05 Lockhaven

SC

A standard subdivision to divide 81.84 acres +/- into eighteen (18) 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 west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258). Tax Parcel: 235-15.00-34.00. Zoning District: AR-1 (Agricultural Residential District).

CU 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).

CU 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).

CZ 2022 Holdren, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR 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).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, October 2, 2024, at 4:30 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 8th, 2024.

###