

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

AGENDA

November 13, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – September 11, 2024 & October 9, 2024

Public Comment

Other Business

Other Business Memo

2022-03 Paradise Meadows

Final Subdivision Plan & Landscape Plan

SC

2020-15 The Estuary at Oyster Rock (A.K.A. Oyster Rock Phase 3)

Final Subdivision Plan & Landscape Plan

SC

S-22-16 Village Center - Cottages

Preliminary & Final Site Plan

SC

S-24-21 Bayard Commons

Revised Preliminary Site Plan

BM

2021-10 Graywood Springs

Request to Amend Conditions of Approval (Condition K)

SC

Lands of Todeso Associates, LLC

Minor Subdivision Plan off an existing 22.62-ft easement

SC

Lands of B&B Shore Properties

Minor Subdivision Plan off an existing 60-ft easement

BB



- Lands of Benner Family Farm, LLC** BB
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Jesnel, LLC** BB
Minor Subdivision Plan off a proposed 50-ft easement
- Lands of King Development, LLC** BB
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Rony Lopez Mazariegos** BB
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Lee A. and Mary L. Robinson** SC
Minor Subdivision Plan & Lot Line Adjustment off of a proposed 30-ft easement
- Lands of Newlin N. Street** BB
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Sycamore Chase Expansion** BM
Minor Subdivision Plan off a proposed 30-ft easement
- Lands of Yoder Properties, LLC** 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.

2023-05 Lockhaven Subdivision 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).

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 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.

Recess

Public Hearings

C/U 2457 JBM Petroleum Service, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a small business to service gas stations to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.29 acres, more or less. The property is lying on the northeast side of Clendaniel Road (Rt. 38) approximately 0.50 mile southeast of Greentop Road (S.C.R. 225). 911 Address: 8913

Clendaniel Road, Lincoln. Tax Parcel: 230-6.00-20.02.

C/Z 2020 Samuel Petersheim

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 4.86 acres, more or less. The property is lying on the west side of Sussex Highway (Rt. 13), and on the east side of Gordy Road (S.C.R. 70) approximately 150 feet north of the intersection of Sussex Highway (Rt. 13) and Gordy Road (S.C.R. 70). 911 Address: N/A. Tax Map Parcel: 332-1.00-67.03.

C/U 2545 J. G. Townsend Jr. & Co.

SC

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for an amendment of Condition "H" and the amendment/deletion of Condition "R" contained within Conditional Use No. 2359 (Ordinance No. 2964) regarding the requirements for landscaping, and for the installation of gates on Stockley Blvd between the Governors community and the proposed cottages, to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 25.56 acres, more or less. The property is lying on the east side of Kings Highway (Rt. 9) and the south side of Gills Neck Road (S.C.R. 267) at the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 16673 Kings Highway, Lewes. Tax Parcel: 335-12.00-3.00 (p/o).

Ord. 24-05 Chapter 99

An Ordinance to amend Chapter 99, Article II, Sections 99-9, “public hearing on preliminary plat approval or disapproval” of the Code of Sussex County regarding design criteria for all subdivisions.

Ord. 24-06 Open Space

An Ordinance to amend Chapter 99, Articles I, III & IV, Sections 99-5 “Definitions”, 99-21, “Public Sites and Open Spaces”, §99-23 “Preliminary Plat Requirements” and Chapter 115, Articles I & XXVIII, Section 115-4 “Definitions and Word Usage” and §115-220 “Preliminary Site Plan Requirements” of the Code of Sussex County regarding open space.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 6, 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, November 12, 2024.

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