

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

AGENDA

November 20, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – October 23, 2024

Public Comment

Other Business

Other Business Memo - 11/20/24 P&ZC

2022-26 Ballenger Subdivision (F.K.A. Warrington)

Final Subdivision & Landscape Plan

HW

S-24-67 Consolidated Edison Development, Inc. - Delmar D

Preliminary & Final Site Plan

HW

S-24-42 Taylor Mill Solar 1

Preliminary & Final Site Plan

BB

S-17-50 Bayshore Plaza Parcel "A"

Revised Preliminary Site Plan

HW

Lands of Annie George & Hilda Davis

Minor Subdivision Plan off an existing 50-ft easement

BM

Lands of Absher Farms, LLC

Minor Subdivision Plan off of a 50-ft easement

BB

Lands of Ramiro Herrera

Minor Subdivision Plan off of a 50-ft easement

BB



Lands of 4 Seasons Park

SC

Minor Subdivision Plan off a 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).

Recess

Public Hearings

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 District).

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 District.)

C/U 2270 Gregory Mitchell

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to operate an outdoor racetrack to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 35.00 acres, more or less. The properties are lying on the northwest side of the intersection of Hastings Farm Road (S.C.R. 526) and Coverdale Road (S.C.R. 525). 911 Addresses: 22372, 22378 & 22382 Coverdale Road, Seaford. Tax Map Parcels: 231-9.00-4.00, 5.00 & 5.01.

C/U 2455 James L. Sturgis

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tire and brake shop to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 10.96 acres, more or less. The property is lying on the east side of Sussex Highway (Rt. 13), approximately 0.36 mile north of Woodyard Road (S.C.R. 612). 911 Address: 11217 Sussex Highway, Greenwood. Tax Map Parcel: 530-5.00-3.02.

C/U 2520 Twin Branches, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a farm winery with tasting room and events venue to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County, containing 38.66 acres, more or less. The property is lying on the west side of Twin Branch Road, approximately 0.89 mile south of the intersection of Saw Mill Road (S.C.R. 238) and Twin Branch Road. 911 Address: 14756 Twin Branch Road, Milton. Tax Map Parcels: 235-19.00-11.00 & 11.01.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, November 13, 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, November 19, 2024.

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