

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

REVISED AGENDA

December 4, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – October 23, 2024

Public Comment

Other Business

Other Business Memo - 12/4/24 P&ZC

S-24-70 Play It Safe, LLC

Preliminary Site Plan

HW

S-20-32 Roxana Apartments

Revised Site Plan

HW

Lands of Biggs Jims Homes, LLC

Minor Subdivision Plan off a proposed 30-ft easement

BM

Lands of James Grant

Minor Subdivision Plan off a proposed 30-ft easement

BM

Lands of Hastings Farm

Minor Subdivision Plan off of a proposed 50-ft easement

BB

Lands of Brad & Alyson Hudson

Minor Subdivision Plan off a 50-ft easement

HW

Lands of Doris Marine

Minor Subdivision Plan off an existing 50-ft easement

BB



Lands of Shortly Pines West Trust

HW

Minor Subdivision Plan off of a proposed 30-ft easement

Lands of Russell & Margie L. Wilson

BB

Minor Subdivision off of a proposed 50-ft easement

Old Business

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.

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).

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.)

TO CLOSE THE PUBLIC RECORD.

Recess

Public Hearings

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 2504 Living Hope Fellowship

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a cemetery to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 7.2 acres more or less. The parcel is lying on the west side of Staytonville Road (S.C.R. 224), approximately 0.42-mile northwest of Blacksmith Shop Road (S.C.R. 44). 911 Address: 13848 Staytonville Road, Greenwood. Tax Map Parcel: 430-1.00-13.06.

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.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, November 27, 2024, at 9:00a.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, December 3, 2024.

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