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# Sussex County Planning & Zoning Commission

## AGENDA

December 14, 2023

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – November 30, 2023

### Public Comment

### Public Hearings

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

HW

A cluster subdivision to divide 53.54 acres +/- into one hundred and six (106) single-family lots, to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the south side of Hollymount Road (S.C.R. 48), approximately 0.4 mile east of Beaver Dam Road (Rt. 23). 911 Address: 30558 Hollymount Road, Harbeson. Tax Map Parcels: 234-11.00-103.00 & 103.01. Zoning District: AR-1 (Agricultural Residential).

#### C/U 2401 OA Sundance Club, LLC

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (180 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 48.36 acres, more or less. The property is lying on the northeast corner of Old Mill Road (Rt. 349), and the southwest corner of Railway Road (S.C.R. 350), at the intersection of Railway Road (S.C.R. 350) and Old Mill Road (Rt. 349). 911 Address: N/A. Tax Map Parcel: 134-12.00-74.01.

### Recess

### Other Business

#### (2021-32) Riverwood

HW

Final Subdivision Plan & Landscape Plan

#### S-18-85 Rehoboth Senior Living (F.K.A Spring Arbor Rehoboth)

SC

Revised Preliminary Site Plan



<b><u>S-22-20 Long Neck Community Bank</u></b> Final Site Plan	HW
<b><u>Lands of James Grant</u></b> Minor Subdivision off of a 50-Ft Easement	BM
<b><u>Lands of Sydney A Hamilton</u></b> Minor Subdivision off of a 15-ft Easement and Lot Line Adjustment Plan	BB
<b><u>Lands of Kathan &amp; Bharatkumar Maniar</u></b> Minor Subdivision off of a 30-ft Easement	BM
<b><u>Lands of Reynolds Pond Estates, LLC</u></b> Minor Subdivision off of a 50-ft Easement	BB
<b><u>Lands of John &amp; Nicole Scott</u></b> Minor Subdivision off of a 30-ft Easement	BM
<b><u>C/U 1639 (Ord. No.1864) – Sunrise Condominiums (Originally filed on behalf Of Bethany Court, LLC)</u></b> Determination as to Status of Conditional Use Approval	BM

**Old Business**

<b><u>C/U 2394 Wayne Development, LLC</u></b> <b>An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a commercial storage facility with RV and boat storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 14.34 acres, more or less.</b> The property is lying on the southwest side of Gull Point Road (S.C.R. 313), approximately 591 ft. northeast of Downs Landing Road. 911 Address: N/A. Tax Map Parcel: 234-34.00-4.01.	BM
<b><u>C/Z 1991 Sycamore Chase Expansion</u></b> <b>An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR-RPC Medium-Density Residential – Residential Planned Community District for certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 73.95 acres, more or less.</b> The property is lying on the north side of Daisey Road (S.C.R. 370), approximately 0.6 mile west of Bayard Road (S.C.R. 384). 911 Address: 34665, 34723 & 34771 Daisey Road, Frankford. Tax Map Parcel: 134-18.00-45.00, 51.00 and P/O 53.00, 54.00 & 54.01.	BM
<b><u>C/Z 1997 Waste Management of Delaware, Inc.</u></b> <b>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 certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.219 acres, more or less.</b> The property is lying on the west side of Old Stage Road (S.C.R. 461), at the intersection of Old Stage Road (S.C.R. 461) and Trussum Pond Road (S.C.R. 462). 911 Address: N/A. Tax Map Parcel: 332-2.00-79.01.	BM

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 7, 2023, at 12:15 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.

Please note that the Public Hearing for Conditional Use Application No. C/U 2399 for St. Vincent House of Transformation, Inc. was not included in the meeting agenda as the application was withdrawn at the request of the Applicant. The application will not be considered at the Planning & Zoning Commission 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, December 13, 2023.

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