

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



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
pandz@sussexcountyde.gov
www.sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

February 19, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 22, 2025

Public Comment

Other Business

<u>C/Z 1759 & 1973 Osprey Point</u> Revised Final Site Plan	SC
<u>2024-01 Michael & Tammy Magaha</u> Final Subdivision Plan	BB
<u>S-23-41 Wildflower (A.K.A. Justice Property)</u> Revised Preliminary Site Plan	BM
<u>S-24-59 Leeward Chase (C/U 2369)</u> Revised Preliminary Site Plan	HW
<u>S-25-01 Sussex CSG 1, LLC (C/U 2354)</u> Preliminary Site Plan	BB
<u>S-25-03 Deep Branch Park - City of Milford</u> Preliminary Site Plan	BB
<u>S-25-05 Woodland Ferry Road Solar Field (F.K.A. Community Power Group)</u> Preliminary Site Plan	HW
<u>2020-19 Monarch Glen (F.K.A. Twin Lakes)</u> Amenities Plan	HW



<u>2021-02 The Estuary Phase 4</u>	BM
Amenities Plan	
<u>2021-04 Autumndale (F.K.A. Autumdale & Fairmont)</u>	HW
Amenities Plan	
<u>2021-15 Sandpiper Cove (F.K.A. Cobb Property)</u>	HW
Request to Amend Conditions of Approval	
<u>Lands of Jodi L. McElwee</u>	SC
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of Robert Shipley & Shirley Miller</u>	HW
Minor Subdivision Plan off a proposed 50-ft easement	
<u>Lands of Jordan Stack</u>	BB
Minor Subdivision Plan off a proposed 30-ft easement	

Old Business

C/Z 2012 Rudder Road, LLC SC
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for certain parcels of land lying and being in Indian River Hundred, Sussex County, containing 30.57 acres, more or less. The properties are lying on the east side of Banks Road (S.C.R. 298), approximately 0.61 mile northeast of Long Neck Road (Rt. 23). 911 Addresses: 25352 Rudder Road, Millsboro, 25071 Banks Road, Millsboro, & N/A. Tax Map Parcels: 234-23.00-276.00, 276.01, & 277.00.

C/U 2449 Rudder Road, LLC SC
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (116 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 30.57 acres, more or less. The properties are lying on the east side of Banks Road (S.C.R. 298), approximately 0.61 mile northeast of Long Neck Road (Rt. 23). 911 Address: 25352 Rudder Road, Millsboro, 25071 Banks Road, Millsboro, & N/A. Tax Map Parcels: 234-23.00-276.00, 276.01, & 277.00.

C/U 2556 William Melton BM
An Ordinance to grant a Conditional Use of land in a GR General Residential District for a professional office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.82 acres, more or less. The property is lying on the south side of Old Mill Road (S.C.R. 349), approximately 550 feet west of Railway Road (S.C.R. 350). 911 Address: 36294 Old Mill Road, Ocean View. Tax Map Parcel: 134-12.00-73.02.

C/Z 2034 Parkada Investments, LLC HW
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 5.03 acres, more

or less. The property is lying on the east side of DuPont Boulevard (Rt. 113), approximately 500 feet south of Woods Branch Road (S.C.R. 321). 911 Address: N/A. Tax Map Parcel: 133-2.00-22.00.

C/Z 2035 Parkada Investments, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an LI-1 Limited Industrial District for certain parcels of land lying and being in Dagsboro Hundred, Sussex County, containing 23.10 acres, more or less. The property is lying on the east side of DuPont Boulevard (Rt. 113), approximately 500 feet south of Woods Branch Road (S.C.R. 321). 911 Address: N/A. Tax Map Parcel: 133-2.00-20.00 & 24.01.

Recess

Public Hearings

C/U 2468 Richard H. Bell, III

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mobilization yard for the park avenue relocation project to include the storage of soil and materials to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.96 acres, more or less. The property is lying on the southeast side of Lewes Georgetown Highway (Rt. 9), approximately 0.23 mile southwest of Park Avenue (S.C.R. 321). 911 Address: 22592 Lewes Georgetown Highway, Georgetown. Tax I.D. No.: 135-15.00-79.03.

C/U 2473 David A. & Sandra W. Blank

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 30.76 acres, more or less. The property is lying the north side of Jay Patch Road (S.C.R. 376A) approximately 0.46 mile southeast of Pepper Road (S.C.R. 376). 911 Address: N/A. Tax I.D. No.: 533-9.00-58.00.

C/U 2478 George Bailey

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (2 units) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 20 acres, more or less. The property is lying the west side of Savannah Road (S.C.R. 246), approximately 0.35 mile southeast of Wilson Road (S.C.R. 244). 911 Address: 19460 Savannah Road, Georgetown. Tax I.D. No.: 135-10.00-6.01.

C/U 2482 Aron and Pamela Osterlund

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a recreational vehicle and tenting area to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 4.24 acres, more or less. The property is and lying the east and west side of Crepe Myrtle Drive and on the south side of Lotus Lane, approximately 1,200 feet east of John J. Williams Highway (Rt. 24). 911 Address: 33961 Crepe Myrtle Drive, Lewes. Tax I.D. No.: 334-18.00-30.00.

C/Z 2019 Citation Rentals, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a 9.99 acre portion of certain parcels of land lying and being in Dagsboro Hundred, Sussex County, containing 11.00 acres, more or less. The property is lying on the southwest side of DuPont Boulevard (Route 113), approximately 0.33 mile southeast of Governor Stockley Road (S.C.R. 432). 911 Address: 26062 and 26072 DuPont Boulevard, Georgetown. Tax Parcels: 133-6.00-39.00, 41.00 (p/o) & 42.00).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 12, 2025, at 3:55 p.m., and at least seven (7) days in advance of the meeting.

Please note that application C/U 2472 Blue Hen Storage, LLC was not included in the agenda for the meeting due to the application being withdrawn at the request of the applicant.

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, February 18, 2025.

####