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# Sussex County Planning & Zoning Commission

## AGENDA

February 5, 2025

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – January 22, 2025

### Public Comment

### Other Business

Delaware State Police Troop 4 HW  
Preliminary Site Plan

S-24-75 OA Sundance Club (C/U 2401) HW  
Preliminary and Final Site Plan

Citation Rentals, LLC HW  
Preliminary Site Plan

Twin Branches, LLC (C/U 2520) BB  
Preliminary Site Plan

Lands of Deborah Harmon HW  
Minor Subdivision off of an existing 30-Ft Easement

### Old Business

C/U 2454 H&K Group, LLC HW  
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 Broad Creek Hundred, Sussex County, containing 309.59 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.



**C/U 2466 Albert Fanelli**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for boat repair & storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.54 acres, more or less.** The property is lying on the east side of Bethany Road (Rt. 17) approximately 580 ft. southwest of Polly Branch Road (S.C.R. 386). 911 Address: N/A. Tax Map Parcel: 533-17.00-11.10.

**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/Z 2014 J & T Properties, LLC**

SC

**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 Lewes & Rehoboth Hundred, Sussex County, containing 0.57 acres, more or less.** The property is lying on the northwest side of Savannah Road (Rt. 9B), approximately 620-feet northeast of the intersection of Savannah Road and Old Orchard Road (S.C.R. 269A). 911 Address: 1545 Savannah Road, Lewes. Tax Map Parcel: 335-12.05-12.00.

**C/Z 2023 Jane Brady**

SC

**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 Lewes & Rehoboth Hundred, Sussex County, containing 0.50 acres, more or less.** The property is lying on the northwest side of Savannah Road (Rt. 9), approximately 200 feet northeast of the intersection of Savannah Road (Rt. 9) and Westcoats Road (S.C.R. 12). 911 Address: 1543 Savannah Rd., Lewes. Tax Map Parcel: 335-12.05-6.01.

**Recess**

**Public Hearings**

**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.

**Additional Business**

- Presentation and Potential Discussion as to Data on Development Activity and Trends

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 29, 2025, at 12:45 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.**

**Please Note: The Public Hearing for C/U 2468 Richard H. Bell, III will not take place on February 5, 2025, and this item has not been included in the agenda above. This item has been rescheduled, and new hearing notices have been sent out for a Public Hearing to be held at the next scheduled meeting of the Planning & Zoning Commission on February 19, 2025.**

-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 Tuesday, February 4, 2025.

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