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Sussex County Planning & Zoning Commission

AGENDA

March 19th, 2025

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 5, 2025

Public Comment

Other Business

<u>Baywood Garden Villas RPC (C/Z 1922) – Phase 1</u>	SC
Final Site Plan & Master Plan	
<u>S-24-81 Yasin & Layla, LLC</u>	BM
Revised Final Site Plan	
<u>Toback Flex Park (C/U 2290)</u>	HW
Request for a 6-Month Time Extension	
<u>S-25-03 Deep Branch Park – City of Milford</u>	BB
Revised Preliminary Site Plan	
<u>Lands of Howe & Bell</u>	SC
Revised Minor Subdivision off of a proposed 30-ft easement	
<u>Lands of Joseph Costa</u>	HW
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of 27361 Martins Farm Road</u>	HW
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of Moreland (Lisa Jester)</u>	HW
Minor Subdivision Plan off a proposed 50-ft easement	



Lands of Yoder Properties, LLC

HW

Minor Subdivision Plan off a proposed 30-ft easement

Old Business

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/Z 2017 Gulfstream Glen Cove

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium-Density Residential District for certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 12.32 acres, more or less. The properties are lying on the north side of Burbage Road (S.C.R. 353) approximately 475 ft. west of Windmill Drive (S.C.R. 352). 911 Addresses: 30835, 30839, 30845, 30853, 3083, 30879, 30885, 30889, 30895, 30899, 30903, 30911, 30910, 30896 Winfield Lane, Ocean View Tax Parcel No.: 134-12.00-374.01, 374.02, 375.00, & 3445.00 - 3460.00.

C/U 2462 Gulfstream Glen Cove

BM

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family dwellings (50 units) to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 12.32 acres, more or less. The properties are lying on the north side of Burbage Road (S.C.R. 353) approximately 475 ft. west of Windmill Drive (S.C.R. 352). 911 Addresses: 30835, 30839, 30845, 30853, 3083, 30879, 30885, 30889, 30895, 30899, 30903, 30911, 30910, 30896 Winfield Lane, Ocean View Tax Parcel No.: 134-12.00-374.01, 374.02, 375.00, & 3445.00 - 3460.00.

Recess

Public Hearings

C/Z 2001 Belmead Farm, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-4 Planned Commercial District for certain parcels of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 39.22 acres, more or less. The property is lying on the east side of John J. Williams Highway (Route 24) approximately 0.31 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: 20033 John J. Williams Highway, Lewes. Tax Parcel Nos.: 334-18.00-40.01 & 40.06.

Ord. 24-04

HW

An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in

relation to Tax Parcel No. 135-11.00-65.00. The Parcel containing approximately 9.623 acres of land, lying and being within Georgetown Hundred, and located on the northeast side of Gravel Hill Road (Route 30), approximately 0.02 mile east of the intersection of Gravel Hill Road (Route 30) and Lewes Georgetown Highway (Route 9).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 12, 2025, at 1:30 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, March 18, 2025.

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