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Sussex County Planning & Zoning Commission

AGENDA

March 5th, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 22, 2025

Public Comment

Other Business

Baywood Phases 7-9 Residential Planned Community (RPC) (C/Z 1458) SC
Revised Final Site Plan & Updated Master Plan

2022-16 Armada SC
Final Subdivision Plan

S-17-50 Bayshore Plaza Parcel "A" HW
Revised Preliminary Site Plan

S-24-82 Melinda Bonniwell (Chickberry Farms) BB
Preliminary Site Plan

S-24-65 Con Edison Development, Inc. Delmar "B" (C/U 2385) HW
Preliminary Site Plan

S-25-13 Schrock Properties LLC BB
Preliminary Site Plan

2021-31 Black Oak (F.K.A. Glenwood) SC
Amenities Plan

2021-06 Brentwood (F.K.A. Coral Lakes & Coral Crossing) SC
Amenities Plan



<u>Lands of Bobbi Collins</u>	BB
Minor Subdivision Plan off a proposed 40-ft easement	
<u>Lands of Forsight, LLC (Concord Pond Road)</u>	BB
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of Forsight, LLC (King Road)</u>	BB
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of Eugene & Brooke Nichols</u>	BB
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of Mario Ramirez</u>	HW
Minor Subdivision Plan off a proposed 30-ft easement	
<u>Lands of Gloria M. Robinson Heirs</u>	HW
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 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/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).

Recess

Public Hearings

C/U 2474 John Elsishans

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a private garage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.46 acre, more or less. The property is lying the south side of Butler Boulevard approximately 200 feet east of Muddy Neck Road (S.C.R. 361). 911 Address: N/A. Tax Parcel No.: 134-17.00-6.02.

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.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 26, 2025, at 4:30 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 4, 2025.

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