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Sussex County Planning & Zoning Commission

REVISED AGENDA

April 16, 2025

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 5, 2025

Public Comment

Other Business

- | | |
|--|----|
| <u>S-21-36 Mayapple Farm (C/U 2249)</u>
Revised Final Site Plan | BM |
| <u>S-24-23 Breakwater Fence (F.K.A. Sussex Land Fence) (C/U 2220)</u>
Preliminary Site Plan | BB |
| <u>S-24-84 Even Tide Dodd's Addition</u>
Preliminary Site Plan | SC |
| <u>S-25-23 TPE DE SU07, LLC (Elks Road) (C/U 2342)</u>
Preliminary & Final Site Plan | BB |
| <u>S-25-27 Verizon Wireless – DOV Oceanmist</u>
Preliminary Site Plan | BM |
| <u>Lands of Fernandez Subdivision (F.K.A. Cover Subdivision)</u>
Minor Subdivision Plan off a proposed 30-ft easement | BM |
| <u>Lands of Alvin & Lora Hastings</u>
Minor Subdivision Plan off an existing 50-ft easement | BB |
| <u>Lands of Brandon L. Walton</u>
Minor Subdivision Plan off a proposed 30-ft easement | BB |



Lands of Bryan and Williams Properties, LLC

BB

Minor Subdivision Plan off a proposed 30-ft easement

Old Business

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.

TO CLOSE THE PUBLIC RECORD AND POTENTIAL ACTION

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).

C/Z 2049 Toney Floyd Trucking, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a B-2 Community Business District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.95 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 520 feet northeast of Layton Avenue. 911 Address: N/A. Tax Map Parcel: 234-32.00-60.00.

C/U 2580 Toney Floyd Trucking, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for commercial hauling, goods and materials delivery services, and driveway installation business together with storage of vehicles, equipment, and materials to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.95 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 520 feet northeast of Layton Avenue. 911 Address: N/A. Tax Map Parcel: 234-32.00-60.00.

C/Z 2016 Marlin Cove, LLC

BM

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 a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 60.84 acres, more or less. The property is lying on the west side of New Road (S.C.R. 391), approximately 65 feet north of Lighthouse Road (Rt. 54). 911 Address: N/A. Tax Map Parcel: 533-19.00-7.00, 8.01, & 9.00.

C/U 2459 Marlin Cove, LLC

BM

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for multi-family dwellings (106 units) to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 23.90 acres, more or less. The property is lying on the west side of New Road (S.C.R. 391), approximately 65 feet north of Lighthouse Road (Rt. 54). 911 Address: N/A. Tax Map Parcel: 533-19.00-7.00 & 8.01.

2023-08 Marlin Cove

BM

A Coastal Area cluster subdivision to divide 60.84 acres +/- into one hundred and seven (107) single-family lots and one hundred and six (106) duplex housing units on fifty-three (53) lots. The properties are located on the west side of New Road (S.C.R. 391), approximately 65 feet north of Lighthouse Road (Rt. 54). 911 Addresses: N/A. Tax Parcels: 533-19.00-7.00, 8.01 & 9.00. Zoning: AR-1 (Agricultural Residential).

Recess

Public Hearings

C/U 2484 Dick Ennis, Inc.

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a boat repair facility with outdoor boat and RV storage, a landscape business, and a construction business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.371 acres, more or less. The property is lying on the southwest side of Layton Davis Road (S.C.R. 312-A), approximately 0.82-mile southeast of John J Williams Highway (Rt. 24). 911 Address: N/A. Tax Map Parcel: 234-34.00-53.00.

C/U 2503 Hastings Community Energy Initiative, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar energy facility to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 33.69 acres, more or less. The property is lying on the east side of Normandy Lane, a private lane accessed off E. Seventh Street. 911 Address: N/A. Tax Map Parcel: 132-1.00-11.00.

C/U 2524 Brian Rowe

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 5.41 acres, more or less. The properties are lying on the south side of Lynch Road (S.C.R. 387A), approximately 0.18 mile southeast of Lighthouse Road (Rt. 54). 911 Address: 32190 & 32198 Lynch Road, Selbyville. Tax Map Parcels: 533-17.00-164.08 & 164.09.

C/U 2557 Stockley Materials, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the preparation, processing and storage of material in relation to an existing borrow pit to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 82.32 acres, more or less. The property is lying on the east side of Cedar Lane (S.C.R. 318) and the west side of Peterkins Road (S.C.R. 317), approximately 500 feet south of Governor Stockley Road (S.C.R. 432). 911 Addresses: N/A. Tax Map Parcel: 133-3.00-6.00

C/U 2583 Tharros Village (C/O Code Purple at The Cape) SC
An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a campground for the unhoused to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 7.16 acres, more or less. The property is lying the south side of Coastal Highway (Rt. 1), approximately 0.2-mile northwest of the intersection of Coastal Highway (Rt. 1) and Dartmouth Drive (Rt. 9). 911 Address: 17996 Coastal Highway, Lewes. Tax Map Parcel: 334-6.00-526.01.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 9, 2025, at 3:30 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.

This Agenda was revised on April 14, 2025, at 9:00 a.m. to correct S-25-23 TPE DE SU07, LLC (Elks Road) (C/U 2342) to be reviewed under “Old Business”.

-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, April 15, 2025.

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