

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

REVISED AGENDA

July 24, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – June 26, 2024

Public Comment

Other Business

Other Business Memo - 07/24/24

S-24-08 Williamsville Country Village BM
Revised Preliminary Site Plan

S-20-24 Hocker's Super Center Phase 2 BM
Preliminary Site Plan and request for modification to required parking, reduced cartway width & loading space

S-24-28 The Vineyards at Nassau Valley Phase 5 SC
Preliminary Site Plan

S-24-40 Irons Lane Verizon Wireless Cell Tower BM
Preliminary Site Plan

S-24-44 Central Turf & Irrigation Supply BB
Preliminary Site Plan

2018-22 Citation Meadows HW
Preliminary Amenities Plan



S-24-30 Budget Mini Storage

BB

Request for Clarification as to Code Applicability (115-194.1-CHCOZ)

Lands of Horace K. Jackson, Sr.

HW

Minor Subdivision Plan off of an existing 50-ft easement

Lands of Marvin H. & Donna M. Kohn

HW

Minor Subdivision Plan off of a proposed 50-ft easement

Lands of Herholdt Properties, LLC

BB

Minor Subdivision Plan off of a proposed 30-ft easement

Lands of Melson Funeral Service, LTD

HW

Minor Subdivision Plan off of an existing 30-ft easement

Old Business

C/U 2416 Over the Hill Holdings, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an indoor and outdoor shooting/archery range to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 10.55 acres more or less. The property is lying on the northeast corner of the intersection of Parker Road (S.C.R. 415) and Line Road (S.C.R. 419). 911 Address: 38531 Parker Road, Millsboro. Tax Map Parcel: 333-15.00-20.00.

C/U 2429 Jason Hignutt

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 0.69 acre, more or less. The property is lying on the west side of Camp Road (S.C.R. 532), approximately 0.19 mile north of Eskridge Road (S.C.R. 531). 911 Address: 20914 Camp Road, Bridgeville. Tax Map Parcel: 331-2.00-17.02.

C/U 2428 TN Hitch, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend the Conditions of Approval for Conditional Use No. 1713 (Ordinance No. 1961) to allow for an additional building to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.28 acres, more or less. The property is lying on the north side of Roxana Road (Rt. 17) approximately 177 feet southwest of Pyle Center Road (Rt. 20). 911 Address: 35160 Roxana Road, Frankford. Tax Map Parcel: 533-6.00-30.00.

C/U 2432 Simon Fares & Lorne Crawford

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a beauty salon to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.56 acre, more or less. The property is lying on the east side of Old Landing Road (S.C.R. 274), approximately 0.28 mile south of Warrington Road (S.C.R. 275). 911 Address: 19747 Old Landing Road, Rehoboth Beach. Tax Map Parcel: 334-12.00-181.03.

C/Z 2025 Northstar Property, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a 12.696-acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.07 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

C/Z 2026 Northstar Property, LLC

SC

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 a 7.882-acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is and lying on the southeast side of Lewes-Georgetown Highway (Rt. 9), and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

2023-14 Northstar Property, LLC

SC

A Coastal Area cluster subdivision to divide 379.042 acres +/- into 758 single-family lots to be located on a certain parcel of land containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map lying and being in Lewes and Rehoboth Hundred, Sussex County. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). 911 Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o). Zoning: MR (Medium Density Residential).

C/U 2499 Northstar Property, LLC

SC

An Ordinance to grant a Conditional Use of land in an MR - Medium Density Residential District to allow for multi-family dwellings (94 units) to be located on a 7.882 acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). 911 Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

Recess**Public Hearings****C/Z 2009 Double H. Development, LLC**

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Residential District for a

certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 37.52 acres, more or less. The property is lying on the southeast side of Lighthouse Road (Rt. 54) approximately 0.50 mile northeast of Williamsville Road (S.C.R. 395). 911 Address: 35090 Lighthouse Road, Selbyville. Tax Map Parcel: 533-19.00-47.00.

C/U 2440 Double H Development, LLC

BM

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for multi-family dwellings (108 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 37.52 acres, more or less. The property is lying on the southeast side of Lighthouse Road (Rt. 54) approximately 0.50 mile northeast of Williamsville Road (S.C.R. 395). 911 Address: 35090 Lighthouse Road, Selbyville. Tax Map Parcel: 533-19.00-47.00.

C/U 2518 V&M, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Condition A of Ordinance No. 2853 to allow for a convenience store with fueling stations to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 2.98 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt.24), on the southwest side of Mulberry Knoll Road (S.C.R. 284), and the southeast corner of the intersection of John J. Williams Highway (Rt. 24) and Mulberry Knoll Road (S.C.R. 284). 911 Address: N/A, Rehoboth Beach. Tax Map Parcel: 334-12.00-108.00.

C/Z 2008 DTN Properties, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.50 acre, more or less. The property is lying on the east side of Muddy Neck Road (S.C.R. 361), at the intersection of Muddy Neck Road (S.C.R. 361) and Butler Boulevard, approximately 200 feet north of Parker House Road (S.C.R. 362). 911 Address: 37985 Muddy Neck Road, Ocean View. Tax Map Parcel: 134-17.00-6.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 17, 2024, at 10:00 a.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 July 17, 2024 at 7:45 p.m. to add C/Z 2025 Northstar Property, LLC, C/Z 2026 Northstar Property, LLC, 2023-14 Northstar Property, LLC and C/U 2499 Northstar Property, LLC to be reviewed under “Old Business” at the request of the Planning and Zoning Commission during the 7/17/2024 Commission Meeting.

-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, July 23, 2024.

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