

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

REVISED AGENDA

August 21, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – July 10, 2024, and July 17, 2024

Public Comment

Other Business

Other Business Memo - 8/21/24

2022-01 Mitchell's Corner (F.K.A. Henlopen Properties, LLC) SC
Final Subdivision Plan

(C/U 1877) Hometown Angola land, LLC/Tidewater (Angola Tower) SC
Revised Final Site Plan

S-24-46 Thorogoods Solar - Elk Development, LLC BM
Preliminary & Final Site Plan

S-24-48 Roxana Volunteer Fire Company BM
Preliminary Site Plan

S-24-34 DOV Red Barn Verizon Wireless Cell Tower BB
Preliminary Site Plan

S-24-47 Sunrise Condominiums BM
Preliminary Site Plan



<u>2022-28 Smokey Hollow</u>	BM
Request to Amend Conditions of Approval	
<u>2022-11 Hunters Creek</u>	HW
Revised Request to Amend Conditions of Approval	
<u>2005-64 The Estuary</u>	HW
Revised Request to Amend Conditions of Approval	
<u>Lands of William & Donna Marconi</u>	BB
Minor Subdivision Plan off a proposed 24-ft easement and existing 50-ft easement	
<u>Lands of Joseph B. Isaacs (14692 Deer Forest Road)</u>	BB
Minor Subdivision Plan off of a proposed 50-ft easement	
<u>Lands of Carlton A. Rust</u>	BB
Minor Subdivision Plan off of a proposed 50-ft easement	

Old Business

<u>2024-01 Lands of Michael P. & Tammy M. Magaha</u>	BB
A standard subdivision to divide 10.12 acres +/- into two (2) single-family lots, to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The property is lying on the east side of Concord Road (Rt. 20), approximately 0.41 mile southeast of Baker Mill Road (S.C.R.483). 911 Address: 25726 Magaha Way, Seaford Tax Map Parcel: 231-17.00-46.00. Zoning District: AR-1 (Agricultural Residential District).	
<u>2024-06 Cedar Landing (Phase III)</u>	HW
A proposed revision to an existing standard subdivision insofar as it relates to Lot 125 within the Cedar Landing (1986-15) Subdivision. The property is lying on the southwest side of Island Drive within the existing Cedar Landing Subdivision. 911 Address: 37824 Island Drive, Ocean View. Tax Map Parcel: 134-9.00-886.00. Zoning District: GR (General Residential District) & AR-1 (Agricultural Residential District).	
<u>C/U 2522 Delaware Electric Cooperative</u>	BB
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the expansion of utility operations to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 9.85 acres, more or less. The property is lying on the west side of Cart Branch Road (S.C.R. 583A), northwest of the intersection of Cart Branch Road (S.C.R. 583A) and Adams Road (S.C.R. 583). 911 Address: 14326 Cart Branch Road, Greenwood. Tax Map Parcel: 530-14.00-17.00.	
<u>C/U 2539 BCB Management LLC</u>	BB
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a diesel mechanic, parts shop, and truck parking to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.46 acres, more or less. The property is lying on the northeast side of DuPont Boulevard (Rt. 113), approximately 0.42 mile south of East Redden Road (S.C.R. 565). 911 Address: 18293 & 18313 DuPont Boulevard, Georgetown. Tax Map Parcel: 135-6.00-4.00.	

C/Z 2005 Cherner Development Group

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 certain parcel of land lying and being in Lewes & Rehoboth hundred, Sussex County, containing 1.58 acres, more or less. The property is lying on the southwest corner of the intersection of John J. Williams Highway (Rt. 24) and Warrington Road (Rt. 1D). 911 Address: 19101 John J. Williams Highway, Rehoboth Tax Map Parcel: 334-12.00-115.00.

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.

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 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.

Recess

Public Hearings

C/U 2406 Monish Malhotra

BB

An Ordinance to grant a Conditional Use of land in a GR General Residential District for vehicle storage, maintenance, and repairs to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.43 acres more or less. The property is lying on the west side of Collins Street within the Collins Russell Subdivision, accessed from the north side of Milton Ellendale Highway (Rt. 16), approximately 0.5 mile west of Mulberry Street. 911 Address: 14400 Collins Street, Milton. Tax Map Parcel: 235-14.00-43.01.

C/U 2361 Beachfire Brewing Co., LLC

SC

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a food truck to operate for a period exceeding three days to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.115 acres, more or less. The property is lying on the northwest side of Central Avenue, approximately 160 feet southwest of Canal Crossing Road. 911 Address: 19840 Central Avenue, Rehoboth Beach. Tax Map Parcel: 334-13.20-20.00.

C/U 2450 GGA Construction

SC

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a business office to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.27 acre more or less. The properties are lying on the northeast side of Malloy Street approximately 100 feet southeast of Central Avenue. 911 Address: 37411 & 37417 Malloy Street, Rehoboth Beach. Tax Map Parcels: 334-13.20-27.00 & 27.01.

C/U 2438 Robert Frey (Sandy Hill Acre, LLC)

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.99 acre, more or less. The property lies on the south side of Lighthouse Road (Rt. 54) approximately 525 ft. east of Dickerson Road (S.C.R. 389). 911 Address: 33142 Lighthouse Road, Selbyville. Tax Map Parcel: 533-18.00-68.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, August 14, 2024, 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.

PLEASE NOTE: Application 2023-01 Anchors Run (Expansion) was not included in the agenda for this meeting. This Application is scheduled to be heard at the September 11, 2024, Planning & Zoning Commission meeting.

This Agenda was Revised at 9:30AM on Thursday, August 15th, 2024, to add the following Applications under “Old Business”: C/Z 2008 DTN Properties, LLC, C/U 2518 V&M, LLC, C/Z 2009 Double H. Development, LLC and C/U 2440 Double H. Development, LLC.

-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, August 20th, 2024.

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