

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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JAMIE WHITEHOUSE
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Sussex County Planning & Zoning Commission

AGENDA

August 7, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes

Public Comment

Other Business

Other Business Memo

2021-11 Lightship Cove (F.K.A. Fisher Road)
Preliminary Amenities Plan

SC

Lands of Keith & Dawn L. Lankford
Minor Subdivision Plan off of a proposed 24-ft easement

BB

Public Hearings

2024-01 Lands of Michael P. & Tammy M. Magaha

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).

2024-06 Cedar Landing (Phase III)

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).

CU 2522 Delaware Electric Cooperative 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.

CU 2539 BCB Management LLC 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.

CZ 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.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, July 31, 2024, 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, August 6th, 2024.

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