

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
BRIAN BUTLER
GREGORY SCOTT COLLINS
J. BRUCE MEARS
HOLLY WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 854-5079 F

JAMIE WHITEHOUSE
DIRECTOR

**Sussex County
Planning & Zoning Commission**

AGENDA

September 25, 2024

3:00 PM

Call to Order

Approval of Agenda

Approval of Minutes – August 21, 2024

Public Comment

Other Business

Other Business Memo

2019-24 Stratus Estates (F.K.A. Cool Spring Meadows) SC
Final Subdivision & Landscape Plan

2023-06 Twin Masts SC
Final Subdivision & Landscape Plan

2019-24 Stratus Estates (F.K.A. Cool Spring Meadows) SC
Amenities Plan

2018-13 & 2023-01 Anchors Run SC
Revised Amenities Plan

2021-10 Graywood Springs SC
Preliminary Amenities Plan

S-23-51 Route 9 Commercial (Malmaris Spots) HW
Revised Preliminary Site Plan

S-19-16 Klerlein Enterprises, LLC SC
Revised Preliminary Site Plan



S-24-60 West State Street Storage HW
Preliminary Site Plan

Lands of 4 Seasons Park HW
Minor Subdivision Plan off a proposed 30-ft. easement

Lands of David & Robin Plivelish SC
Minor Subdivision Plan off a proposed 30-ft. easement

Lands of James and Gretchen Wharton BW
Minor Subdivision Plan off an existing 129.4-ft easement

Lands of Kenneth & Bonnie Sunnergren SC
Minor Subdivision Plan off an existing 50-ft easement

Lands of Rosehart Properties, LLC HW
Minor Subdivision off of a proposed 50-ft easement

Old Business

C/U 2406 Monish Malhorta 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.

Ord 23-08 (John H. Legg)
AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-82.00. THE PROPERTY IS LYING ON THE NORTHEAST SIDE OF GRAVEL HILL ROAD (RT. 30), APPROXIMATELY 0.14 MILE SOUTHEAST OF LEWES GEORGETOWN HIGHWAY (RT. 9). 911 ADDRESS: 20093 GRAVEL HILL ROAD, GEORGETOWN. TAX MAP PARCEL: 135-11.00-82.00.

C/Z 1976 John H. Legg BM
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a LI-1 Limited Industrial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 14.426 acres, more or less. The properties are lying on the northeast side of Gravel Hill Road (Rt. 30), approximately 0.14 mile southeast of Lewes Georgetown Highway (Rt. 9). 911 Address: 20093 Gravel Hill Road, Georgetown. Tax Map Parcel: 135-11.00-82.00.

Recess

Public Hearings

C/U 2523 Tayra Trinidad

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a nail salon business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.55 acre, more or less. The property is lying on the east side of Powell Farm Road (S.C.R. 365), approximately 384 feet north of Burbage Road (S.C.R. 353). 911 Address: 32379 Powell Farm Road, Frankford. Tax Map Parcel: 134-11.00-219.03. Zoning: AR-1 (Agricultural Residential District).

C/Z 2018 James Yerkie II

BB

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR Medium Residential District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.53 acres, more or less. The property is lying on the east side of Old Shawnee Road (S.C.R. 619) approximately 0.35-mile northeast of Shawnee Road (Rt. 36). 911 Address: N/A. Tax Map Parcels: 130-3.00-170.04. Zoning: MR (Medium Density Residential District).

Ord 23-12 (34913 Delaware Ave Frankford DE LLC)

BM

AN ORDINANCE TO AMEND THE SUSSEX COUNTY SEWER TIER MAP OF THE COMPREHENSIVE PLAN FROM THE TIER 4 AREA (SYSTEM OPTIONAL AREAS) TO THE TIER 2 (SUSSEX COUNTY PLANNING AREA) IN RELATION TO TAX PARCELS 433-11.00-17.00 and 433-11.00-17.01. The properties are lying on the east side of Dupont Boulevard (Route 113) on the north and south sides of Delaware Avenue (S.C.R. 54A), at the intersection of Dupont Boulevard (Route 113) and Delaware Avenue (S.C.R. 54A). 911 Addresses: 34910 & 33913 Delaware Avenue, Frankford. Tax Map Parcels: 433-11.00-17.00 & 17.01. Zoning: C-1 (General Commercial District).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, September 18, 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.

-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, September 24, 2024.

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