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Sussex County Planning & Zoning Commission

AGENDA

January 24, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 30, 2023

Public Comment

Other Business

<u>Habitat for Humanity Restore</u> Revised Preliminary Site Plan	SC
<u>S-24-01 Jose Netto & Karyne Pereira Da Silva</u> Preliminary and Final Site Plan	SC
<u>S-23-48 Delaray Foundations Inc.</u> Revised Preliminary Site Plan & Landscape Plan	BM
<u>2005-64 The Estuary</u> Request to Revise Conditions of Approval	HW
<u>Lands of Charlotte A. Parsons</u> Minor Subdivision Plan off of a 30-ft Easement	BB
<u>Lands of Rex 1, Inc.</u> Minor Subdivision Plan off of a 50-ft Easement	HW
<u>Lands of Rodolfo Juarez & Lakisha Marie Flores</u> Minor Subdivision Plan off of a 50-ft Easement	BB
<u>C/U 1639 (Ord. No.1864) – Sunrise Condominiums (Originally filed on behalf of Bethany Court, LLC)</u> Determination as to Status of Conditional Use Approval	BM



Old Business

C/U 2447 Elk Development, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on certain parcels of land lying and being in Broad Creek Hundred, Sussex County, containing 51.83 acres, more or less. The properties are lying on the east side of River Road (S.C.R. 490), at the intersection of Morgan Branch Road and River Road (S.C.R. 490). 911 Addresses: N/A Tax Map Parcels: 132-1.00-5.00 (p/o) & 132-6.00-78.03.

C/U 2436 Toney & Charletta Floyd

BM

An Ordinance to grant a conditional use of land in a GR General Residential District for a business for the storage and hauling of dirt and gravel, and the storage of work equipment and trucks to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.31 acres more or less. The property is lying on the northeast side of Hershel Davis Road, approximately 0.42 mile northeast of Oak Orchard Road (Rt. 5). 911 Address: 32404 Hersel Davis Road, Millsboro. Tax Map Parcel: 234-29.00-274.02.

C/Z 1992 Reed Properties, LLC

BB

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for certain parcels of land lying and being in Broadkill Hundred, Sussex County, containing 2.99 acres, more or less. The property is lying on the west side of Gravel Hill Road (Rt. 30), approximately 300 feet south of Milton Ellendale Highway (Rt.16), and the south side of Milton Ellendale Highway (Rt. 16), approximately 300 ft. west of Gravel Hill Road (Rt. 30). 911 Address: 14742 Gravel Hill Road, Milton. Tax Map Parcel: 235-13.00-29.01.

C/Z 1993 Ocean One Holdings, 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 portion of a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 64.85 acres, more or less. The property is lying on the west side of Coastal Highway (Rt. 1), and the southeast side of Broadkill Road (Rt. 16), at the intersection of Coastal Highway (Rt. 1) and Broadkill Road (Rt. 16). 911 Address: N/A. Tax Map Parcel: 235-8.00-39.00 (p/o).

C/Z 1998 Louis, Janet & William Melton

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a B-2 Business Community District for certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 2.11 acres, more or less. The properties are lying on the southwest side of Old Mill Road (S.C.R. 349) and the northwest corner of Railway Road (S.C.R. 350), at the intersection of Railway Road (S.C.R. 350) and Old Mill Road (S.C.R. 349). 911 Address: 36294, 36306, & 36328 Old Mill Road, Ocean View & N/A. Tax Map Parcels: 134-12.00-73.00, 73.01, 73.02, & 73.03.

Recess

Public Hearings

2022-27 Peck Farm Subdivision

HW

A cluster subdivision to divide 64.0 acres +/- into one hundred and twenty-eight (128) single-family lots, to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is lying on the south side of Martins Farm Road (S.C.R. 291), approximately 0.6 mile east of Harbeson Road (Rt. 5). 911 Address: 27458 Martins Farm Road, Milton. Tax Map Parcel: 334-9.00-4.00. Zoning District: AR-1 (Agricultural Residential).

C/U 2409 Bryan Stewart

SC

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a year-round food vendor to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.12 acres more or less. The property is lying on the north side of Coastal Highway (Route 1), approximately 0.15 mile east of Savannah Road (Route 9). 911 Address: 17581 Coastal Highway, Lewes. Tax Map Parcel: 334-6.00-2.00.

C/U 2410 Nicasia Chaves Reyes

HW

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a grocery store to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.23 acres more or less. The property is lying on the north side of Garden Circle within the County Seat Gardens Subdivision. 911 Address: 58 Garden Circle, Georgetown. Tax Map Parcel: 135-9.00-122.00.

C/Z 1999 Horacio Paxtor

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a C-2 Medium Commercial District for a portion of a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.11 acres, more or less. The property is lying on the south side of Handy Road (S.C.R. 337), approximately 545 ft. northwest of DuPont Boulevard (Rt. 113). 911 Address: 26614 Handy Road, Millsboro. Tax Map Parcel: 233-5.00-132.00 (p/o).

C/Z 2000 Budget Holdings, LLC

BB

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and C-1 General Commercial District to a C-2 Medium Commercial District for certain parcels of land lying and being in Northwest Fork Hundred, Sussex County, containing 6.57 acres, more or less. The properties are lying on the east side of Sussex Highway (Rt. 13), approximately 0.38 mile south of Beach Highway (Route 16). 911 Address: 12847 Sussex Highway, Greenwood & N/A. Tax Map Parcel: 530-10.00-58.08 & 58.09.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 17, 2024, at 1:00 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, January 23, 2024.

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