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Sussex County Planning & Zoning Commission

AGENDA

February 21, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 3, 2024

Public Comment

Other Business

<u>2021-08 The Knoll (Phase II)</u> Final Subdivision & Landscape Plan	BM
<u>The Residences at Rehoboth Bay – Lot 2 (S-17-43)</u> Revised Final Site Plan	SC
<u>S-23-05 Selbyville Hardy's Self Storage</u> Final Site Plan	BM
<u>SMC Rehoboth (Beebe Medical Plan) (S-23-54)</u> Preliminary Site Plan	SC
<u>S-24-06 TPE DE SU113, LLC</u> Preliminary Site Plan	HW
<u>S-24-07 TPE DE SU163, LLC</u> Preliminary Site Plan	BB
<u>S-24-09 Dagsboro Thorogoods Road Solar</u> Preliminary Site Plan	BM
<u>S-24-12 TPE DE SU94, LLC</u> Preliminary Site Plan	BB



Lands of BAR LR3, LLC

BM

Minor Subdivision Plan off of a proposed 100-ft Easement

Lands of Karen L. Mesonides & Barbara Blades

HW

Minor Subdivision Plan off of a proposed 12-ft Easement

Old Business

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/U 2408 Efren Fernando Acevedo

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a car dealership to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 1.06 acres more or less. The property is lying on the west side of Bi State Boulevard (Rt. 13A), approximately 0.32 mile south of Dorothy Road (Rt. 64). 911 Address: 34900 Bi State Boulevard, Delmar. Tax Map Parcel: 532-6.00-42.00

Recess

Public Hearings

2022-22 St. Georges Terrace

HW

A cluster subdivision to divide 17.25 acres +/- into thirty-four (34) single-family lots, to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the north side of Hollyville Road, approximately 0.21 mile east of Hurdle Ditch Road (S.C.R. 290). 911 Address: N/A. Tax Map Parcel: 234-10.00-26.00. Zoning District: AR-1 (Agricultural Residential).

2023-09 Lorraine Brown

BB

A standard subdivision to divide 4.57 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 Victory Lane, a private lane that is accessed off of Shawnee Road (Rt. 36). 911 Address: 12559 Victory Lane, Greenwood. Tax Map Parcel: 430-5.00-5.02. Zoning District: AR-1 (Agricultural Residential).

C/U 2413 Blue Hen Rental Company, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an outdoor venue for seasonal vendors and services to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 2.84 acres more or less. The property is lying on the north side of Line Road (Rt. 54) and the east side of Old Stage Road (S.C.R. 68), at the intersection of Line Road (Rt. 54) and Old Stage Road (S.C.R. 68). 911 Address: 38397 Old Stage Road, Delmar. Tax Map Parcel: 532-20.00-107.01.

C/U 2445 Deihm’s Trucking, Inc.

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for truck parking, storage, & maintenance and an office to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.06 acres, more or less. The property is lying on the west side of Old Hickory Road (S.C.R. 497), at the intersection of Old Hickory Road (S.C.R. 497) and White Pines Lane, approximately 250 ft. northwest of Sharptown Road (Rt. 24). 911 Address: 33124, 7496 & 7506 Old Hickory Road, Laurel. Tax Map Parcel: 432-11.00-40.03.

Additional Business

- Update on Planned Upgrades to Document Management System

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 14, 2024, at 5:45 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, February 20, 2024.

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