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# Sussex County Planning & Zoning Commission

## AGENDA

February 7, 2024

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – December 14, 2023

### Public Comment

### Other Business

Hawthorne Subdivision (2005-73) and (2018-11) HW  
Revised Final Subdivision Plan

S-24-03 Pool Stars LLC SC  
Preliminary Site Plan

Lands of Thomas C. & Nancy B. Lang SC  
Minor Subdivision Plan off of a 12.5-ft & 50-ft Easement

Lands of Reynolds Pond Estates, LLC HW  
Minor Subdivision Plan off of an existing 50-ft Easement

Lands of Khaimraj & Rajkumarie Singh BB  
Minor Subdivision Plan off of a proposed 30-ft Easement

Lands of Sunshine Drive BM  
Minor Subdivision Plan off of a proposed 50-ft Easement

Lands of Robert J. Vari SC  
Minor Subdivision Plan off of a proposed 50-ft Easement



**Old Business**

**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.

**Recess**

**Public Hearings**

**C/U 2407 Lori & Jose Solis Marin**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.50 acres more or less.** The property is lying on the southwest side of Whispering Wind Land and on the north side of Hollyville Road (S.C.R. 305), approximately 0.50 mile south of Lawson Road (S.C.R. 296). 911 Address: 25709 Whispering Wind Lane, Millsboro. Tax Map Parcel: 234-21.00-140.01.

**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

**C/Z 2006 Mahmut Yilmaz**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and B-1 Neighborhood Business Zoning District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.7 acres, more or less.** The property is lying on the northeast side of John J. Williams Highway (Rt. 24) and the north side of Oak Orchard Road (Rt.

5) at the intersection of John J. Williams Highway (Rt. 24) and Oak Orchard Road (Rt. 5). 911 Address is 31507 Oak Orchard Road, Millsboro. Tax Map Parcel: 234-29.00-263.12 (p/o).

**Additional Business**

- Discussion as to Rules of Procedure

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 31, 2024, at 4:00 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.

Please note that application reference C/U 2406 submitted on behalf of Monish Malhotra has not been included in the meeting agenda for the February 7, 2027 meeting. This applicant has requested that this application be re-noticed for a Public Hearing at a future date. New notifications will be re-sent once new hearing dates are selected.

-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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Tuesday, February 6, 2024.

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