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Sussex County Planning & Zoning Commission

AGENDA

March 20, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 24, 2024 and February 7, 2024

Public Comment

Other Business

<u>2021-09 Brookland Farm</u> Final Subdivision Plan	BM
<u>S-24-09 Dagsboro Throughgoods Road Solar</u> Final Site Plan	BM
<u>S-23-52 - School Lane Apartments</u> Preliminary Site Plan	SC
<u>S-24-11 Big Debs, LLC (S-24-11)</u> Preliminary Site Plan	HW
<u>S-24-04 Iglesia Cristiana El Candelero De Oro, Inc.</u> Preliminary Site Plan	BM
<u>S-24-16 Lewes Solar Ridge 1, LLC</u> Preliminary & Final Site Plan	SC
<u>S-23-43 Lands of Greenpath Seaford Landco LLC - (Glenville Hollow Solar)</u> Preliminary Site Plan	BB
<u>2018-13 Anchors Run</u> Revised Final Amenities Plan	SC



<u>2021-15 Sandpiper Cove</u>	HW
Revised Preliminary Amenities Plan	
<u>Lands of Lambert & Sarah Slaughbaugh</u>	BB
Minor Subdivision Plan off of a proposed 30-ft Easement	
<u>Lands of Thomas C. & Nancy B. Lang</u>	SC
Minor Subdivision Plan off of a 12.5-ft & 50-ft Easement	
<u>Lands of S-Squared Investments & Patrick A. Saporito</u>	BB
Minor Subdivision Plan off of a proposed 12-ft Easement	
<u>Lands of Absher Farms, LLC</u>	BB
Minor Subdivision Plan off of a proposed 30-ft Easement	
<u>2016-14 Walden I (F.K.A Burton's Pond)</u>	SC
Request for Clarification of Conditions of Approval	

Old Business

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.

Recess

Public Hearings

2022-32 Herring Run

BM

A cluster subdivision to divide 14.05 acres +/- into twenty-eight (28) single-family lots, to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the northeast side of Honolulu Road (S.C.R. 356), approximately 0.22 mile south of Clayton Avenue (S.C.R. 401). 911 Address: N/A. Tax Map Parcel: 433-6.11-6.00. Zoning: AR-1 (Agricultural Residential).

2022-28 Smokey Hollow

BM

A Coastal Area cluster subdivision to divide 69.95 acres +/- into eighty-two (82) single-family lots, to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County. The properties are lying on the north side of Johnson Road (Rt. 390), approximately 500 feet west of the intersection of Johnson Road (S.C.R. 390) and Dickerson Road (S.C.R. 389). 911 Addresses: N/A, 37671, 37618, 37622, 37626, 37632 & 37664 Lakeridge Drive, and 34589 Smokey Hollow Lane, Selbyville. Tax Map Parcels: 533-18.00-20.00, 20.01, 20.02, 20.03, 20.04, 20.05, 20.06, 20.07, 20.08, 20.09 & 20.10. Zoning: GR (General Residential).

C/U 2430 Mark Baull

BM

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District and an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 2.045 acres, more or less. The property is lying on the northeast side of the intersection of Armory Road (Rt. 20) and Murray Road (S.C.R. 355). 911 Address: 30465 Armory Road, Frankford. Tax Map Parcel: 433-1.00-7.00.

C/Z 2013 4 Points Towing & Roadside, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a C-1 General Commercial District to a C-3 Heavy Commercial District for a portion of a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 11.92 acres, more or less. The property is lying on the east side of Sussex Highway (Rt. 13), approximately 650 ft. south of Iron Hill Road (S.C.R. 454A). 911 Address: 36671 Sussex Highway, Delmar. Tax Map Parcel: 532-13.00-84.00 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 13, 2024, at 3:20 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, March 19, 2024.

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