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Sussex County Planning & Zoning Commission

AGENDA

April 10, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 21, 2024

Public Comment

Other Business

2021-09 Brookland Farm

Final Subdivision Plan

BM

S-22-20 Long Neck Community Bank

Revised Final Site Plan

SC

Jeep Millsboro

Preliminary and Final Site Plan

HW

S-24-20 Finkle Residential

Preliminary Site Plan

SC

2021-15 Sandpiper Cove

Revised Preliminary Amenities Plan

HW

Lands of Ashley Eaton (Melody Lane)

Minor Subdivision Plan off of a proposed 30-ft easement

BB

Lands of Fox Lane Homes at the Knolls

Minor Subdivision Plan off of a proposed 30-ft easement

BM

Lands of Judith Glasco

Minor Subdivision Plan off of a proposed 40-ft easement

BB



Lands of Linda A. Ashley & Rachel A. Sneller BB
Minor Subdivision Plan off of a proposed 50-ft easement

Lands of Michael J. Yoder BB
Minor Subdivision Plan off of a proposed 30-ft easement

Chappell Farm (C/U 2193) SC
Request for Extension of Conditional Use

2018-01 Acadia Landing SC
Request to Amend Conditions of Approval

2016-14 Walden I (F.K.A Burton’s Pond) SC
Request for Clarification of Conditions of Approval

Old Business

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).

Recess

Public Hearings

C/U 2411 Joshua Zuppo

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tree service business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.94 acres, more or less. The property is lying on the east side of Gravel Hill Road (Rt. 30) approximately 0.35 mile north of the intersection of Gravel Hill Road (Rt. 30) and John J. Williams Highway (Rt. 24) 911 Address: 28121 Gravel Hill Road, Millsboro Tax Map Parcel: 234-32.00-30.00.

C/U 2412 Marco Morales

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.459 acre, more or less. The property is lying on the northeast corner of the intersection of Wilkins Lane and Lewes Georgetown Highway (Rt. 9). 911 Address: 22163 Lewes Georgetown Highway. Tax Map Parcel: 135-15.00-49.00.

C/Z 2002 Sadie Properties, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District, a CR-1 Commercial Residential District, and an AR-1 Agricultural Residential District to a C-1 General Commercial District, a CR-1 Commercial Residential District, and a C-3 Heavy Commercial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 21.11 acres, more or less. The property lying on west side of DuPont Boulevard (Rt. 113) approximately 0.40 mile south of Nine Foot Road (Rt. 26). 911 Address: 32602 Dupont Boulevard, Dagsboro. Tax Map Parcel: 233-16.00-26.00.

Ord. 24-01 (Relating to Marijuana Establishments)

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES I, IV, XI, XIA, XIC, XIII, XIV, AND XV, AND XXV, SECTIONS 115-4, 115-20, 115-77, 115-83.2, 115-83.18, 115-83.19A 115-94, 115-102 AND 115-194.6 TO REGULATE MARIJUANA ESTABLISHMENTS IN SUSSEX COUNTY.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 3, 2024, at 1:15 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, April 9, 2024.

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