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Sussex County Planning & Zoning Commission

AGENDA

April 2nd, 2025

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 19, 2025

Public Comment

Other Business

Cambria Hotel – Parcel B

Revised Final Site Plan

SC

S-24-76 Five Points Square

Preliminary Site Plan

SC

S-24-47 Sunrise Condominiums

Revised Final Site Plan

BM

Lands of Teodoro and Missi Andrade

Minor Subdivision Plan off of a Proposed 30-ft Easement

HW

Lands of Jerome and Catherina Stratton

Minor Subdivision Plan off of a Proposed 30-ft Easement

HW

Land of Benigno Morales

Minor Subdivision Plan off of a Proposed 40-ft Easement

BB

Lands of King Development, LLC

Minor Subdivision Plan off of a Proposed 30-ft Easement

BB



Old Business

C/Z 2001 Belmead Farm, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-4 Planned Commercial District for certain parcels of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 39.22 acres, more or less. The property is lying on the east side of John J. Williams Highway (Route 24) approximately 0.31 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: 20033 John J. Williams Highway, Lewes. Tax Parcel Nos.: 334-18.00-40.01 & 40.06.

TO ANNOUNCE RECEIPT OF SCHOOL DISTRICT RESPONSE

Ord. 24-04

HW

An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel No. 135-11.00-65.00. The Parcel containing approximately 9.623 acres of land, lying and being within Georgetown Hundred, and located on the northeast side of Gravel Hill Road (Route 30), approximately 0.02 mile east of the intersection of Gravel Hill Road (Route 30) and Lewes Georgetown Highway (Route 9).

Recess

Public Hearings

C/Z 2049 Toney Floyd Trucking, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a B-2 Community Business District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.95 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 520 feet northeast of Layton Avenue. 911 Address: N/A. Tax Map Parcel: 234-32.00-60.00.

C/U 2580 Toney Floyd Trucking, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for commercial hauling, goods and materials delivery services, and driveway installation business together with storage of vehicles, equipment, and materials to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.95 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 520 feet northeast of Layton Avenue. 911 Address: N/A. Tax Map Parcel: 234-32.00-60.00.

C/Z 2016 Marlin Cove, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 60.84 acres, more or less. The property is lying on the west side of New Road (S.C.R. 391), approximately 65 feet north of Lighthouse Road (Rt. 54). 911 Address: N/A. Tax Map Parcel: 533-19.00-7.00, 8.01, & 9.00.

C/U 2459 Marlin Cove, LLC

BM

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for multi-family dwellings (106 units) to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 23.90 acres, more or less. The property is lying on the west side of New Road (S.C.R. 391), approximately 65 feet north of Lighthouse Road (Rt. 54). 911 Address: N/A. Tax Map Parcel: 533-19.00-7.00 & 8.01.

2023-08 Marlin Cove

BM

A Coastal Area cluster subdivision to divide 60.84 acres +/- into one hundred and seven (107) single-family lots and one hundred and six (106) duplex housing units on fifty-three (53) lots. The properties are located on the west side of New Road (S.C.R. 391), approximately 65 feet north of Lighthouse Road (Rt. 54). 911 Addresses: N/A. Tax Parcels: 533-19.00-7.00, 8.01 & 9.00. Zoning: AR-1 (Agricultural Residential).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 26, 2025, at 3:00 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, April 1, 2025.

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