

**PLANNING & ZONING COMMISSION**

ROBERT C. WHEATLEY, CHAIRMAN  
BRIAN BUTLER  
GREGORY SCOTT COLLINS  
J. BRUCE MEARS  
HOLLY WINGATE



**Sussex County**

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JAMIE WHITEHOUSE  
DIRECTOR

**Sussex County  
Planning & Zoning Commission**

**AGENDA**

**July 17, 2024**

**1:00 PM**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes** – N/A

**Public Comment**

**Public Hearings**

**C/Z 2025 Northstar Property, LLC**

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a 12.696-acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.07 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

**C/Z 2026 Northstar Property, LLC**

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Density Residential District for a 7.882-acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less. The property is and lying on the southeast side of Lewes-Georgetown Highway (Rt. 9), and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

**Recess**



**2023-14 Northstar Property, LLC** SC  
A Coastal Area cluster subdivision to divide 379.042 acres +/- into 758 single-family lots to be located on a certain parcel of land containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map lying and being in Lewes and Rehoboth Hundred, Sussex County. The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). 911 Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o). Zoning: MR (Medium Density Residential).

**C/U 2499 Northstar Property, LLC** SC  
**An Ordinance to grant a Conditional Use of land in an MR - Medium Density Residential District to allow for multi-family dwellings (94 units) to be located on a 7.882 acre portion of a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 433.071 acres as recently surveyed or 419.64 acres as scaled and shown on the Sussex County Tax Map, more or less.** The property is lying on the southeast side of Lewes-Georgetown Highway (Rt. 9) and the northwest and southeast sides of Beaver Dam Road (S.C.R. 285/Rt. 23) approximately 2.4 miles southwest of Coastal Highway (Rt. 1). 911 Address: N/A. Tax Map Parcel: 334-5.00-175.00 (p/o).

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 10, 2024 at 9:30 a.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://sussexcountye.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountye.gov](mailto:pandz@sussexcountye.gov). All comments are encouraged to be submitted by 4:00 P.M on Tuesday, July 16, 2024.