

**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**

**September 11, 2024**

**3:00 PM**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes** – July 24, 2024 and August 7, 2024

**Public Comment**

**Other Business**

**Other Business Memo** - 9/11/24 P&ZC

**2024-06 Cedar Landing (Phase III)**

Revised Final Subdivision Plan

HW

**S-22-44 American Storage of Delaware (C/U 2315)**

Final Site Plan & Landscape Plans

BM

**Lands of BDR Ventures, LLC**

Minor Subdivision Plan off of a proposed 30-ft easement

BM

**Lands of Coastal Builders, LLC**

Minor Subdivision Plan off of a proposed 30-ft. easement

BB

**Lands of Otis W. Medford, Trustee**

Minor Subdivision Plan off of a proposed 30-ft. easement

BB

**Lands of Janet Jestice & John Lynch**

Minor Subdivision plan off of a proposed 30-ft. easement

BB

**Lands of Brian Short**

Minor Subdivision Plan off of a proposed 30-ft. easement

BM



**Lands of Yoder Properties, LLC**

BB

Minor Subdivision Plan off of a proposed 30-ft. easement

**Old Business**

**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). - **TO ANNOUNCE RECEIPT OF LOCAL SCHOOL DISTRICT RESPONSE AND ANY RELATED PUBLIC COMMENTS RECEIVED.**

**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). - **TO ANNOUNCE RECEIPT OF LOCAL SCHOOL DISTRICT RESPONSE AND ANY RELATED PUBLIC COMMENTS RECEIVED.**

**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). - **TO ANNOUNCE RECEIPT OF LOCAL SCHOOL DISTRICT RESPONSE AND ANY RELATED PUBLIC COMMENTS RECEIVED.**

**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). - **TO ANNOUNCE RECEIPT OF LOCAL SCHOOL DISTRICT RESPONSE AND ANY RELATED PUBLIC COMMENTS RECEIVED.**

**C/U 2450 GGA Construction**

SC

**An ordinance to grant a Conditional Use of land in a GR general residential district for a business office to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.27 acre more or less.** The properties are lying on the northeast side of Malloy Street approximately 100 feet southeast of Central Avenue. 911 Address: 37411 & 37417 Malloy Street, Rehoboth Beach. Tax Map Parcels: 334-13.20-27.00 & 27.01.

**C/U 2438 Robert Frey (Sandy Hill Acre, LLC)**

BM

**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 Baltimore Hundred, Sussex County, containing 0.99 acre, more or less.** The property lies on the south side of Lighthouse Road (Rt. 54) approximately 525 ft. east of Dickerson Road (S.C.R. 389). 911 Address: 33142 Lighthouse Road, Selbyville. Tax Map Parcel: 533-18.00-68.00

**Recess**

**Public Hearings**

**2023-01 Anchors Run (Expansion)**

HW

A Cluster subdivision to divide 180 acres +/- into three-hundred and fifty-six (356) single family lots (for an addition of 91 lots to the existing and previously-approved Anchors Run Subdivision) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the east side of Beaver Dam Road (S.C.R. 285) and the north side of Conleys Chapel Road (Route 280B), approximately 0.40 mile north of Stockley Road (S.C.R. 280). 911 Address: N/A. Tax Map Parcel: 234-6.00-19.00, 20.01 & 234-11.00-40.01, 40.02 and p/o 40.00.

**C/Z 2030 ACR Auto Center, LLC**

HW

**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 certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 3.080 acres, more or less.** The property is and lying on the northeast side of Zoar Road (S.C.R.48), approximately 0.238 of a mile south of Sussex Pines Road (S.C.R. 324). 911 Address: 22035 Zoar Road, Georgetown. Tax Map Parcel: 135-23.00-24.00.

**C/Z 1976 John H. Legg**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a LI-1 Limited Industrial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 14.426 acres, more or less.** The properties are lying on the northeast side of Gravel Hill Road (Rt. 30), approximately 0.14 mile southeast of Lewes Georgetown Highway (Rt. 9). 911 Address: 20093 Gravel Hill Road, Georgetown. Tax Map Parcel: 135-11.00-82.00.

**ORD. 23-08** HW  
**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-82.00. THE PROPERTY IS LYING ON THE NORTHEAST SIDE OF GRAVEL HILL ROAD (RT. 30), APPROXIMATELY 0.14 MILE SOUTHEAST OF LEWES GEORGETOWN HIGHWAY (RT. 9). 911 ADDRESS: 20093 GRAVEL HILL ROAD, GEORGETOWN. TAX MAP PARCEL: 135-11.00-82.00.**

**C/U 2547 Justice Boyz Properties, LLC** HW  
**An ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an amendment of Condition "C" contained within Conditional Use No. 2414 (Ordinance No. 3031) regarding the allowance of maintenance/repair on company equipment/vehicles and the inclusion of fuel tanks to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 4.72 acres, more or less. The property is lying on the east side of Millsboro Highway (Rt. 30) approximately 0.89 mile south of Laurel Road (Rt. 24). 911 Address: 32605 Millsboro Highway, Lewes. Tax Map Parcel: 233-13.00-1.04.**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Wednesday, September 4<sup>th</sup>, 2024, at 11:30 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://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, September 10<sup>th</sup>, 2024.

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