

**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 10, 2024**

**3:00 PM**

**Call to Order**

**Additional Business**

Administration of Oaths

Reorganization

**Approval of Agenda**

**Approval of Minutes** – June 5, 2024

**Public Comment**

**Other Business**

**Other Business Memo** - 7/10/2024 P&ZC

**Patriots Glen (Phase 2) Residential Planned Community (RPC)**  
**(C/Z 1911)**

HW

Final Site Plan & Landscape Plan

**2022-08 Estates at Walden (F.K.A. Walden III)**

SC

Final Subdivision Plan

**One Coastal**

SC

Revised Preliminary Site Plan

**S-24-22 Ash Property**

SC

Preliminary Site Plan



<b><u>S-23-44 Concrete Building Systems of Delmar, LLC</u></b>	BB
Preliminary Site Plan	
<b><u>S-24-42 Kelly Benson</u></b>	BM
Preliminary Site Plan	
<b><u>2018-17 Tower Hill (F.K.A. Groome Property)</u></b>	SC
Request for a Determination of and to Amend Conditions of Approval	
<b><u>S-24-30 Budget Mini Storage</u></b>	BB
Request for Clarification as to Code Section Applicability	
<b><u>Lands of Jose Antulio Calderon Fuentes &amp; Ana C. Gomez Garcia</u></b>	BB
Minor Subdivision Plan off of a proposed 24-ft easement	
<b><u>Lands of John M. Nikolaus &amp; Joseph S. Felus</u></b>	SC
Minor Subdivision Plan off of a proposed 40-ft easement	

### **Old Business**

<b><u>2022-33 Wilson's Landing</u></b>	HW
A standard subdivision to divide 57.60 acres +/- into thirty-nine (39) 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 southeast and southwest corners of the intersection of Peterkin's Road (S.C.R. 317) and Springfield Road (S.C.R. 47), approximately 0.15 mile west of Gravel Hill Road (Rt. 30). 911 Address: N/A. Tax Map Parcel: 234-8.00-38.00. Zoning: AR-1 (Agricultural Residential).	
<b><u>C/U 2515 Renewable Redevelopment, LLC</u></b>	HW
An Ordinance to grant a Conditional Use of land in a HI-1 Heavy Industrial District for an electric substation and utility uses to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 140.25 acres, more or less. The property is lying on the northwest side of Gate A Road, located off Iron Branch Road (S.C.R. 331). 911 Address: N/A. Tax Map Parcel: 233-2.00-2.01.	
<b><u>C/U 2416 Over the Hill Holdings, LLC</u></b>	BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an indoor and outdoor shooting/archery range to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 10.55 acres more or less. The property is lying on the northeast corner of the intersection of Parker Road (S.C.R. 415) and Line Road (S.C.R. 419). 911 Address: 38531 Parker Road, Millsboro. Tax Map Parcel: 333-15.00-20.00.	
<b><u>C/U 2417 White House Beach, Inc.</u></b>	HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the addition of eight (8) lots into the white house beach manufactured home park and being on a 1.04 acre portion, more or less, of a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 324.18 acres more or less. The property is lying on the south side of Long Neck Road (Route 23),	

approximately 2.53 miles southeast of the intersection of Long Neck Road (Route 23) and School Lane (S.C.R. 298) within the White House Beach Manufactured Home Park. 911 Address: N/A. Tax Map Parcel: 234-30.00-6.00 (p/o).

### **Recess**

### **Public Hearings**

#### **C/U 2429 Jason Hignutt**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 0.69 acre, more or less.** The property is lying on the west side of Camp Road (S.C.R. 532), approximately 0.19 mile north of Eskridge Road (S.C.R. 531). 911 Address: 20914 Camp Road, Bridgeville. Tax Map Parcel: 331-2.00-17.02.

#### **C/U 2428 TN Hitch, LLC**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend the conditions of approval for Conditional use No. 1713 (Ordinance No. 1961) to allow for an additional building to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.28 acres, more or less.** The property is lying on the north side of Roxana Road (Rt. 17) approximately 177 feet southwest of Pyle Center Road (Rt. 20). 911 Address: 35160 Roxana Road, Frankford. Tax Map Parcel: 533-6.00-30.00.

#### **C/U 2432 Simon Fares & Lorne Crawford**

SC

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a beauty salon to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.56 acre, more or less.** The property is lying on the east side of Old Landing Road (S.C.R. 274), approximately 0.28 mile south of Warrington Road (S.C.R. 275). 911 Address: 19747 Old Landing Road, Rehoboth Beach. Tax Map Parcel: 334-12.00-181.03.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 3, 2024, at 4:30 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Tuesday, July 9, 2024.

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