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Sussex County Planning & Zoning Commission

REVISED AGENDA*

January 13, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 9, 2021, December 16, 2021

Other Business

Assawoman Lakes RPC (FKA Evergreen RPC) (CZ 1900) HW
Preliminary Site Plan and Landscape Plan

Patriot's Glen MR-RPC (CZ 1877) BM
Final Subdivision Plan

Brasure's Pest Control HW
Preliminary Site Plan

Old Business

C/U 2279 Ron Sutton BM
An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family dwellings (11 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less. The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 0.66 mile south of Garfield Parkway (Rt. 26). 911 Address: 33309 Kent Avenue, Bethany Beach. Tax Parcel: 134-17.11-6.00

C/U 2282 Lawrence Davies BM
An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a microbrewery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.35 acres, more or less. The property is lying on the southeast corner of the intersection of Cedar Neck Road (S.C.R. 357) and Hickman Road (S.C.R. 359). 911 Address: 38450 Hickman Road, Ocean View. Tax Parcel: 134-9.00-27.00



C/Z 1944 Executive Lawn Management Property, LLC (c/o John Huss) KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.68 acres, more or less. The property is lying on the north side of Lewes Georgetown Highway (Route 9) approximately 0.55 mile west of Prettyman Road (S.C.R. 254). 911 Address: 25141 Lewes Georgetown Highway, Georgetown. Tax Parcel: 235-30.00-6.20.

C/Z 1948 The Grande at Canal Point Maintenance Corporation BM
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium-Density Residential District, Residential Planned Community to a MR-RPC Medium-Density Residential District, Residential Planned Community to amend Conditions of Approval Number 15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786) in relation to piers, docks, boat ramps and other water related recreational facilities for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 180.60 acres, more or less. The property is lying on the east side of Hebron Road, approximately 0.19 mile south of the intersection of Hebron Road and Holland Glade Road (S.C.R. 271). 911 Address: N/A. Tax Parcel: 334-13.00-334.00, 1448.00-1750.00.

C/U 2277 Avalon Woods Owners Association, Inc. KS
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District to designate Lot 39, Block A within the existing Avalon Woods Subdivision as open space and to allow for a shed amenity to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.42 acres, more or less. The property is lying on the southwest side of Avalon Drive within the existing Avalon Woods Subdivision, approximately 0.25 mile south of Avalon Road (S.C.R. 302A). 911 Address: 27826 Avalon Drive, Georgetown. Tax Parcel: 234-15.00-81.00.

C/Z 1947 Kenneth P. Adams KH
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District and AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for certain parcels of land lying and being in Dagsboro Hundred, Sussex County, containing 4.33 acres and 0.08 acre, more or less. The property is lying on the southwest side of DuPont Boulevard (Route 113) approximately 351 feet northwest of Governor Stockley Road (S.C.R. 432). 911 Addresses: 25116, 25076 & 25136 DuPont Boulevard, Georgetown. Tax Parcels: 133-6.00-50.00 & p/o 50.02.

Public Hearings

2021-15 Cobb Property HW
 A Coastal Area cluster subdivision to divide 54.38 acres +/- into 68 single family lots to be located on a certain parcel of land and lying and being in Baltimore Hundred, Sussex County. The property is located on the northeast side of Zion Church Road (Route 20), approximately 0.5 mile northwest of Lighthouse Road (Route 54). Tax Parcels: 533-12.00-21.00 & 21.03. Zoning: AR-1 (Agricultural Residential District).

2021-12 Miralon (F.K.A. Cool Spring)

KS

A cluster subdivision to divide 72.20 acres +/- into 144 single family lots to be located on a certain parcel of land and lying and being in Indian River and Lewes & Rehoboth Hundred, Sussex County. The property is located on the northeast side of Cool Spring Road (S.C.R. 290), approximately 1.1 mile south of Fisher Road (S.C.R. 262). Tax Parcel: 234-5.00-37.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2297 Schell Brothers, Inc.

BM

An Ordinance to grant a Conditional Use of land in a MR Medium Residential District for an amendment of conditions of approval for Conditional Use No. 2046 (Ordinance No. 2479) related to permitted hours of construction to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 36.61 acres, more or less. The property is lying on the northeast side of Warrington Road (S.C.R. 275) approximately 0.25 mile southeast of John J. Williams Highway (Rt. 24). 911 Address: N/A. Tax Parcel: 334-12.00-127.02

C/Z 1938 MARS RE, LLC

BM

~~**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HR-2 High Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.91 acres, more or less.**~~ The property is lying on the south side of Atlantic Avenue (Rt. 26) approximately 475 ft. east of Powell Farm Road (S.C.R. 365). 911 Address: 34464 Atlantic Avenue; Ocean View. Tax Parcel: 134-11.00-191.00

C/Z 1939 Gerald R. & Valerie V. Campbell, Trustees

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 3.16 acres, more or less. The property is lying on the west side of Sussex Highway (Route 13), approximately 0.81 mile south of Adams Road (S.C.R. 583). 911 Addresses: 9155 & 9167 Campbell Lane, Bridgeville. Tax Parcel: 530-17.00-2.01.

C/Z 1960 OA Oaks, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a HR-1/RPC High Density Residential District – Residential Planned Community to a HR-1/RPC High Density Residential District - Residential Planned Community to amend conditions of approval of Change of Zone No. 1858 (Ordinance No. 2621) relating to the workforce housing requirements, internal road standards and amenities deadlines for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.8455 acres, more or less. The property is lying on the northeast side of Zion Church Road (Rt. 20) approximately 0.27 mile northwest of Bayard Road (S.C.R. 384). 911 Address: N/A. Tax Parcel: 533-11.00-82.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 6, 2022 at 5:10 p.m., and at least seven (7) days in advance of the meeting.

*** The agenda was revised on January 10, 2022 at 12:00 p.m to remove application C/Z 1938 – MARS RE, LLC, from the agenda at the request of the Applicant. This application will be renoticed for a public hearing at a future date.**

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 County provides a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under Public Hearings on this agenda.

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 Wednesday, January 12, 2022.

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