

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

REVISED AGENDA*

January 27, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 9, 2021 and January 13, 2022

Other Business

<u>Azalea Woods (2019-8)</u> Section 1 – Final Subdivision Plan and Landscape Plan	KS
<u>Lands of Kathy Lingo (2021-16)</u> Final Subdivision Plan	KH
<u>Assawoman Lakes RPC (F.K.A Evergreen)</u> Final Site Plan & Landscape Plan	HW
<u>Rehoboth Diner</u> Revised Site Plan	BM
<u>Paola Pacheco Vazquez (S-21-33)</u> Revised Preliminary Site Plan	KH
<u>Beachtree Preserve Amenities Plan</u> Preliminary Amenities Site Plan	BM
<u>Lands of Hutson</u> Minor Subdivision off of a 50-ft easement	KH
<u>Lands of Davidson</u> Minor Subdivision off of a 50-ft easement	KS
<u>Lands of Raceen Workman</u> Minor Subdivision off of a 12-ft easement	KH



Lands of Pam Price & Associates, Inc.

HW

Minor Subdivision off of a 50-ft easement

Old Business

2021-04 Autumdale (F.K.A Fairmont)

KS

A cluster subdivision to divide 73.905 acres +/- into 104 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 south side of Hollyville Road (S.C.R. 48), approximately 0.43 mile southwest of the intersection of Harbeson Road (Rt. 5) and Hollyville Road. Tax Parcel: 234-10.00-14.00. Zoning: AR-1 (Agricultural Residential District).

2021-05 Turnberry (F.K.A. Unity Branch)

KS

A cluster subdivision to divide 135.524 acres +/- into 196 single family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the east and southeast side of Hollyville Road, approximately 0.8 mile south of Hurdle Ditch Road (S.C.R. 290). Tax Parcels: 234-16.00-1.01, 1.02, 3.00, 4.00 and 5.00. Zoning: AR-1 (Agricultural Residential District).

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/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

Public Hearings

2021-06 – Coral Lakes (F.K.A. Coral Crossing)

KS

A Coastal Area cluster subdivision to divide 152.32 acres +/- into 315 single family lots to be located on a certain parcel of land and lying and being in Indian River Hundred, Sussex County. The property is located on the southwest side of Robinsonville Road (S.C.R 277) approximately 0.65 mile south of Kendale Road (S.C.R. 287) Tax Parcels: 234-6.00-67.00 & 84.00. Zoning: AR-1 (Agricultural Residential District).

~~C/U 2270 Gregory P. Mitchell~~

KH

~~An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to operate an outdoor racetrack to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 27.81 acres, more or less. The property is lying on the northwest side of the intersection of Hasting Farm Rd. (S.C.R. 526) and Coverdale Road (S.C.R. 525). 911 Address: 22382 Coverdale Road, Seaford. Tax Parcels: 231-9.00-5.00 & 5.01~~

C/U 2317 William E. Martin, II

KS

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a sign and vehicle graphics business to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.34 acres, more or less. The property is lying on the northwest side of Wolfe Neck Road (S.C.R. 270), west of the intersection of Wolfe Neck Road (S.C.R. 270) and Munchy Branch Road (S.C.R. 270A). 911 Address: 35583 Wolfe Neck Road, Rehoboth Beach. Tax Parcel: 334-6.00-340.00.

C/Z 1943 Shirley and Gordon Price, Jr.

BM

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 Baltimore Hundred, Sussex County, containing 0.91 acres, more or less. The property is lying on the north side of Atlantic Avenue (Route 26), approximately 0.13 mile northwest of Roxana Road (Route 17). 911 Address: 34861 Atlantic Avenue, Ocean View. Tax Parcel: 134-11.00-175.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 20, 2022 at 4:15 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.

*This agenda was revised on January 21, 2022 at 4:00 p.m to remove application C/U 2270 Gregory P. Mitchell from the agenda. This application is to be withdrawn at the request of the Applicant and will be resubmitted as part of a new application.

-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 26, 2022.

###