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Sussex County Planning & Zoning Commission

AGENDA**

January 7, 2021

5:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – December 10, 2020

Other Business

Outer Banks North & South (2018-02) KS
Amenities Plan

Catching Cove (F.K.A Lands of Robert and Deborah Reed) (S-19-31) KS
Final Site Plan and Landscape Plan

Seaglass at Rehoboth Beach (F.K.A. Herola Property) (S-20-39) BM
Final Site Plan and Landscape Plan

Tanger Microtel (S-20-13) KS
Revised Preliminary Site Plan

Lands of Shubert (S-20-01) (C/U 1610) HW
Revised Preliminary Site Plan

Plantation Square (S-18-54) KS
Preliminary Site Plan

Nichola's Family Pizza Restaurant (S-20-50) KS
Preliminary Site Plan

Indian River Volunteer Fire Department BM
Preliminary Site Plan

Lands of Marjorie O. Biles BM
Minor Subdivision off 20' easement



Old Business

2020-12 – Carsyljan Acres

KS

A standard subdivision to divide 0.58 acre +/- into 2 lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the northeast side of Brohawn Ave., approximately 0.11-mile northeast of Sweetbriar Rd. (S.C.R. 261). Tax Parcel: 235-27.00-94.00. Zoning District: GR (General Residential District).

2020-18 – The Woodlands II

HW

A coastal area/cluster subdivision to divide 16.52 acres +/- into 33 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the southeast corner of Central Ave. (Rt. 84) and Bayard Rd. (Rt. 84), approximately 0.28-mile northwest of Double Bridges Rd. (S.C.R. 363) Tax Parcel: 134-19.00-23.00. Zoning District: AR-1 (Agricultural Residential District).

Public Hearings

2021-01 – Doe Run

KH

A standard subdivision to divide 24.412 acres +/- into 14 single family lots (alterations to 1990-15 Doe Run Subdivision) to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The property is lying on the south side of Tuckers Rd. (S.C.R. 597), approximately 700 ft. east of Fawn Rd. (S.C.R. 600). Tax Parcels: 430-11.00-43.00, 44.00, 45.00, 46.00, 47.00, 48.00, 49.00, 50.00, 51.00, 52.00, 53.00, 54.00, 55.00, & 56.00. Zoning District: AR-1 (Agricultural Residential District).

Ord. 20-06 – Future Land Use Map

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 132-2.00-264.00 (PORTION OF)

C/Z 1910 – Brickyard Apartments, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.093 acres, more or less. The property is lying on the northwest side of Brickyard Road approximately 0.3 miles southeast of Sussex Highway (Rt. 13). 911 Address: 9329 Brickyard Road, Seaford. Tax Parcel: 132-2.00-264.00

C/U 2212 – Brickyard Apartments, LLC

HW

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (48 apartments) to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 5.05 acres, more or less. The property is lying on the northwest side of Brickyard Road, approximately 0.3 miles southeast of Sussex Highway (Rt. 13). 911 Address: 9329 Brickyard Road, Seaford. Tax Parcel: 132-2.00-264.00

Ord. 21-01 – The Coastal Area

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XXV, SECTION 115-194.3 OF THE CODE OF SUSSEX COUNTY REGARDING THE COASTAL AREA

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 31, 2020 at 2:20 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 INSTRUCTIONS-

** The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chamber seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide 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 shall be submitted by 4:00 P.M on Wednesday, January 6, 2021.

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