

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

AGENDA

March 26, 2020

5:30 P.M.

***AMENDED on March 24, 2020 at 9:45 A.M.¹**

MARCH 24 AMENDMENT – AS A RESULT OF GOVERNOR JOHN C. CARNEY’S MODIFIED STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 22, 2020, ALL PUBLIC HEARINGS ARE HEREBY POSTPONED UNTIL FURTHER NOTICE. THE AGENDA IS AMENDED BY STRIKING ALL PUBLIC HEARINGS.

PLEASE NOTE – AS PERMITTED BY GUBERNATORIAL AUTHORITY, IN ORDER TO LIMIT THE RISK OF POTENTIAL COVID-19 EXPOSURE, THE PUBLIC SHALL BE DENIED ENTRY TO THE PLANNING & ZONING COMMISSION MEETING. EXCEPT FOR THE 6:00 PM, 6:45 PM AND 7:30 P.M. PUBLIC HEARINGS.²

~~MEMBERS OF THE PUBLIC WHO CHOOSE TO ATTEND A PUBLIC HEARING WILL ENTER THE CHAMBERS AT THE START TIME OF THE HEARING. THE PUBLIC SHOULD ARRIVE ON TIME AND WILL BE FORBIDDEN TO GATHER IN THE LOBBY.~~

~~MEMBERS OF THE PUBLIC WHO CHOOSE TO ATTEND THE PUBLIC HEARING SHOULD EXPECT TO UNDERGO HEALTH SCREENINGS AND MANDATORY “SOCIAL DISTANCING” SEATING IN COUNCIL CHAMBERS.~~

**THE PUBLIC IS ENCOURAGED TO WATCH OR LISTEN TO THE PLANNING & ZONING COMMISSION MEETING ELECTRONICALLY AT:
[HTTPS://SUSSEXCOUNTYDE.GOV/COUNCIL-CHAMBER-BROADCAST.](https://sussexcountyde.gov/council-chamber-broadcast)**

~~UNLESS OTHERWISE LEFT OPEN FOR A LONGER PERIOD BY THE COMMISSION, THE PUBLIC RECORD FOR EACH PUBLIC HEARING SHALL REMAIN OPEN UNTIL 4:30 PM ON THURSDAY, APRIL 2, 2020 FOR RECEIPT OF WRITTEN COMMENTS SUBMITTED ELECTRONICALLY OR BY U.S. MAIL TO THE P&Z OFFICE.~~



Call to Order

Approval of Agenda

Approval of Minutes – February 27, 2020.

Old Business

2019-25 Workman’s Crossing – Dunn Investment, LLC

HW

A standard subdivision to divide 11.483 acres +/- into 5 single-family lots to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying at the northeast corner of Pepperbox Rd. and Brittingham Rd. Tax Parcel: 532-15.00-11.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2222 – Jessica F. Peake

BM

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for an outdoor miniature golf course to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.46 acre, more or less. The property is lying on the east side of Coastal Highway (Rt. 1), approximately 212 feet south of Jefferson Bridge Road 911 Address: 32967 Coastal Highway, Bethany Beach. Tax Parcel: 134-17.11-40.00

Other Business

WMF Powersports LLC (S-20-07)

BM

Revised Preliminary Site Plan

Generations Welding (S-20-08)

KH

Preliminary Site Plan

Baker Petroleum – Lewes Exxon

KS

Preliminary Site Plan

Lands of The Dale Farm, LLC

KH

Minor Subdivision off Existing Easement

Public Hearings

POSTPONED: 6:00 PM - C/U 2224 – Pamela Price

HW

~~An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a real estate office to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 1.75 acres, more or less.~~ The property is lying on the west side of Sussex Highway (Rt. 13) approximately 0.25 miles north of the intersection of Whitesville Road and Sussex Highway (Rt. 13). 911 Address: 34590 Sussex Highway, Laurel. Tax Parcel: 332-7.00-22.00

POSTPONED: 6:45 PM - C/Z 1907 – Matthew C. Hete **KS**

~~An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.25 acres, more or less.~~ The property is lying on the southeast side of Postal Lane approximately 0.22 mile northeast of Plantation Road. 911 Address: 34360 Postal Lane, Lewes. Tax Parcel: 334-6.00-686.00

POSTPONED: 6:45 PM - C/U 2209 – Matthew C. Hete **KS**

~~An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential district for multi-family (14 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.25 acres, more or less.~~ The property is lying on the southeast side of Postal Lane approximately 0.22 mile northeast of Plantation Road. 911 Address: 34360 Postal Lane, Lewes. Tax Parcel: 334-6.00-686.00

POSTPONED: 7:30 PM - C/Z 1904 – Dry Acres, LLC (Jill Cicierski) **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 10.88 acres, more or less.~~ The property is lying on the southwest corner of the intersection of Lewes Georgetown Highway (Route 9) and Fisher Road (S.C.R. 262). 911 Address: N/A. Tax Parcel: 235-30.00-51.00

Additional Business

Discussion as to start time of future meetings

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 19, 2020 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.

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¹ This agenda was amended to postpone all public hearings based on Governor John C. Carney's modified State of Emergency Declaration issued March 22, 2020. See: <https://governor.delaware.gov/wp-content/uploads/sites/24/2020/03/Fourth-Modification-to-State-of-Emergency-03222020.pdf>

² These restrictions are being implemented to limit the exposure and risk related to "COVID-19" for County personnel and members of the public who may attend the P&Z Commission Meeting. These decisions are being made under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

See: <https://governor.delaware.gov/proclamation-173292-03132020/>.