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Sussex County Planning & Zoning Commission

TELECONFERENCE MEETING**

AGENDA

May 28, 2020

5:30 P.M.

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. THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN THE COMMISSION MEETING ELECTRONICALLY. FURTHER INSTRUCTIONS ARE LISTED AT THE BOTTOM OF THIS AGENDA.

Call to Order

Approval of Agenda

Approval of Minutes – April 23, 2020 and May 14, 2020

Old Business

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

C/U 2198 – Jeffrey Myer

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor and outdoor retail sales to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 0.8474 acres, more or less. The property is lying on the northwest corner of Seashore Highway and Oak Road. 911 Address: 10595 and 10609 Seashore Highway, Bridgeville. Tax Parcel: 430-22.00-10.01

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

Public Hearings

C/Z 1914 – Ronald E. & M. Candice Gray

HW

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 Baltimore Hundred, Sussex County, containing 10.06 acres, more or less. The property is lying on the northwest side of Roxana Road, approximately 0.61 mile southwest of Peppers Corner Road. (Rt. 17). 911 Address: Not Available. Tax Parcel: 134-15.00-20.06

C/U 2213 – Whitetail Lane, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a 15-acre borrow pit to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 220.38 acres, more or less. The property is lying on the northeast side of Cedar Lane, approximately 1.09 mile southeast of Wood Branch Road. 911 Address: 17471 Whitetail Lane, Georgetown. Tax Parcel: 135-20.00-137.00

C/U 2221 – Dominic Lombardi

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a small auto repair business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 0.75 acres, more or less. The property is lying on the northeast corner of the intersection of Sheep Pen Road and Godwin School Road. 911 Address: 24169 Godwin School Road, Millsboro. Tax Parcel: 133-16.00-73.04

C/Z 1915 – Fisher’s Popcorn Fenwick, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-3 Business Research District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 17.15 acres, more or less. The property is lying on the north side of Zion Church Road (Rt. 20), approximately 318 feet southeast of Deer Run Road. 911 Address: Not Available. Tax Parcel 533-11.00-78.04 (Portion of)

C/U 2215- BZ Land, LLC

HW

An Ordinance to grant a Conditional use of land in an AR-1 Agricultural Residential District for professional offices to be located on a certain parcel of land lying and being in Baltimore hundred, Sussex county, containing 1.56 acres, more or less. The property is lying on the south side of Lighthouse Road (Rt. 54) at Bayville Road. 911 Addresses: 37116 and 37124 Lighthouse Road, Selbyville. Tax Parcel: 533-19.00-26.00

Other Business

Acadia Subdivision (2018-01)

KS

Final Subdivision Plan

<u>Lands of Michael W. & Mary E. Peterson (2019-26)</u> Final Subdivision Plan	BM
<u>Wellesley Subdivision (2018-07)</u> Final Amenities Plan	BM
<u>S-20-05 PJM Properties, LLC</u> Revised Final Site Plan	HW

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 21, 2020 at 6:00 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 meeting will be conducted using teleconference technology.

To join the meeting via phone, please dial:

Conference Number: 800-988-0494

Passcode: 1695792

Members of the public joining the meeting via phone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.

The County will stream this meeting using the same technology it uses for its Chamber Broadcast that can be viewed at <https://sussexcountyde.gov/council-chamber-broadcast>. This stream will broadcast the meeting materials and audio only, the public will not be able to comment or speak using this broadcast. This stream will experience a 30-second delay.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

PLEASE NOTE - Other than verbal comments, the Planning & Zoning Commission will not be able to accept the submission of any written comments, documents, materials or photographs during the teleconference meeting. These must be submitted to the office of Planning & Zoning no later than 4:30 p.m on Tuesday, May 26, 2020

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¹ These restrictions are being implemented to limit the exposure and risk related to “COVID-19” for County personnel and members of the public who seek to attend the Planning & Zoning 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/>.