

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

TELECONFERENCE MEETING**

AGENDA

June 25, 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 – May 28, 2020

Old Business

C/U 2189 - Grace Malone

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 4.59 acres, more or less. The property being a landlocked parcel of land lying on the south side of Laurel Road, approximately 0.38 mile east of Sussex Highway (Rt. 13). 911 Address: N/A. Tax Parcel: 332-2.00-75.00.

C/U 2219 - 32630 Dupont Boulevard, LLC (Stonegate Granite, LLC)

HW

An Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for stone & granite retail, fabrication, cutting, displaying & selling of granite, stone & quartz to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 11.80 acres more or less. The property is lying on the west side of DuPont Boulevard (Route 113) approximately 0.51 miles south of Nine Foot Road. 911 Address: 32630 S. DuPont Highway, Dagsboro. Tax Parcel: 233-16.00-27.00 (portion of)

C/U 2223 - A&W Burbage, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for boat & RV storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less. The property



is lying on the northeast corner of Jones Road (SCR. 369) and Burbage Road (SCR. 353), approximately 0.72 mile east of Omar Road. 911 Address: 32855 Jones Road, Frankford. Tax Parcel: 134-14.00-36.00 (Part of)

C/Z 1908 – W & B Hudson Family, Ltd.

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and MR Medium Density Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 37.08 acres, more or less. The property is lying on the south side of Lewes-Georgetown Highway (Route 9) approximately 340 feet east of Harbeson Road (Route 5), and on the east side of Harbeson Road (Route 5) approximately 456 feet south of Lewes-Georgetown Highway (Route 9). 911 Address: N/A. Tax Parcel: 235-30.00-62.00, 64.00, 66.00, 67.00, 70.00, and 72.00

C/Z 1912 - Beach and Bay, LLC

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 Lewes and Rehoboth Hundred, Sussex County, containing 0.92 acres, more or less. The property is lying on the south west corner of Savannah East Drive and Kings Highway (Route 9). 911 Addresses: 16816 and 16820 Kings Highway, Lewes. Tax Parcel: 334-6.00-58.00.

Public Hearings

2020-3 – Lands of Cypress Point Properties, LLC

HW

A standard subdivision to divide 9.603 acres +/- into 4 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 on the south side of Gordy Road approximately 0.31 miles east of Old Stage Road. Tax Parcel: 332-4.00-49.00. Zoning District. AR-1 (Agricultural Residential District).

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

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

C/Z 1916 Alice P. Robinson, Trustee

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 3.03 acres, more or less. The property is lying on the southwest side of Coastal Highway (Route 1) approximately 458 feet south of Cave Neck Road (S.C.R. 88). 911 Address: Not Available. Tax Parcel: 235-23.00-54.01, 54.02, and 54.05

Other Business

<u>Lands of Merrill J & Betty L. Parker (Phase 2) (2019-18)</u> Final Subdivision Plan	HW
<u>Johnsonville Subdivision (2006-39)</u> Revised Final Subdivision Plan	KS
<u>S-20-19 Howard T. Ennis School</u> Final Site Plan	KH
<u>Arbor-Lyn (C/U 2046)</u> Preliminary Amenities Plan	BM
<u>S-20-18 Destiny Apartments</u> Preliminary Site Plan	BM
<u>Lands of Ann J. Banks</u> Minor Subdivision off a 50-ft easement	BM
<u>Lands of Jay A. Challman</u> Minor Subdivision off a 50-ft easement	BM

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 18, 2020 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.

-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, June 23, 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/>.