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Sussex County Planning & Zoning Commission

AGENDA**

July 9, 2020

5:30 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Additional Business

Administration of Oaths

Reorganization

Approval of Minutes – June 11, 2020 and June 25, 2020

Old Business

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

Public Hearings

C/U 2210 – Dewey Beer Company, LLC

KS

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a microbrewery to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.0 acres, more or less. The property is lying on the east side of Harbeson Rd. (Rt. 5) approximately 707 ft. north of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 18499 Harbeson Rd., Harbeson. Tax Parcel: 235-30.00-21.00

C/U 2217 – Israel Bravo

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for storage of utilities equipment and vehicles to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 6.16 acres, more or less. The property is lying on east side of Sanfilippo Rd approximately 0.85 mile north of Eskridge Rd (S.C.R. 531). 911 Address: 20871 Sanfilippo Rd., Bridgeville. Tax Parcel: 331-2.00-44.07

C/Z 1917 – Iacchetta Development Corporation

HW

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 0.504 acres, more or less. The property is lying on the north side of Lighthouse Rd. (Route 54) approximately 293.7 ft. west of West Line Rd. 911 Address: 33175 Lighthouse Road, Selbyville. Tax Parcel: 533-18.00-28.01

Other Business

Fieldstone Subdivision (2017-20)

KS

Final Subdivision Plan

Four Seasons at Belle Terre Subdivision - Phase 2 (2016-15)

KS

Revised Final Subdivision Plan

Johnsonville Subdivision (2006-39)

KS

Revised Final Subdivision Plan

Mt. Calvary Pentecostal Church (S-19-22)

KS

Revised Preliminary Site Plan

Lands of Jackson

KS

Minor Subdivision off a 50-ft easement

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 2, 2020 at 2:45 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: 800-988-0494

Passcode: 1695792

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 4:30 P.M on Wednesday, July 8, 2020

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