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# Sussex County Planning & Zoning Commission

AGENDA\*\*

August 13, 2020

5:30 P.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

## Call to Order

## Approval of Agenda

Approval of Minutes – July 9, 2020 and July 23, 2020

## Old Business

### C/U 2214 Anthony Crivella & Harold E. Dukes, Jr.

BM

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a food truck to be operated for a period exceeding three days to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.115 acre, more or less. The property is lying on the northeast side of Johnson St. southeast of Central Ave. 911 Address: N/A. Tax Parcel: 334-13.20-25.00

### C/U 2216 Kenneth Dominic Alton Drummond

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for home remodeling and repair services, storage repair and maintenance, light building material and storage and general office for Quality Care Homes and Managers residence to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.57 acres, more or less. The property is lying on the southwest side of Hopkins Rd. approximately 0.58 mile northwest of Beaver Dam Rd. (Rt. 23). 911 Address: 20366 Hopkins Road. Tax Parcel: 234-5.00-46.04 (Part of).

### C/U 2233 Brothers Landscaping, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.00 acres more or less. The property is lying on the north side of German Rd. approximately 1.58 miles east of Concord Pond Rd. 911 Address: 24516 German Road, Seaford. Tax Parcel: 231-13.00-190.00.



**C/Z 1918 Mark A. Casey**

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR Medium Density Residential District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 7.10 acres, more or less. The property is lying on the southeast corner of Warwick Road and Downs Landing Road. 911 Address: 28517 Warwick Road, Millsboro. Tax Parcel: 234-33.00-55.00.

**Public Hearings**

**Ord. 20-1 - Appeals of Violations under Chapter 80 (Property Maintenance) and Chapter 115 (Zoning)**

AN ORDINANCE TO AMEND CHAPTER 52 OF THE CODE OF SUSSEX COUNTY GRANTING THE BOARD OF ADJUSTMENTS AND APPEAL AUTHORITY TO HEAR APPEALS OF VIOLATIONS UNDER CHAPTER 80 (“PROPERTY MAINTENANCE CODE”) AND CHAPTER 115 (“ZONING”), ARTICLE XXV (“SUPPLEMENTARY REGULATIONS”), §115-191 AND ITS SUBSECTIONS PERTAINING TO VEHICLES AND TRAILERS AND PROHIBITED ACCUMULATIONS

**Ord. 20-2 - Amendment to Chapter 115 Relating to Supplementary Regulations**

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XXV, “SUPPLEMENTARY REGULATIONS”, §§ 115-191 THROUGH 115-191.8 OF THE CODE OF SUSSEX COUNTY RELATING TO “PARKING, STORING AND MAINTAINING VEHICLES AND TRAILERS” AND “PROHIBITED ACCUMULATIONS”, INCLUDING THE ADOPTION OF ENFORCEMENT AND PENALTY PROVISIONS PURSUANT TO TITLE 9, CHAPTER 72 OF THE DELAWARE CODE

**Ord. 20-3 – Amendment to Chapter 80 Relating to Lot Maintenance**

AN ORDINANCE TO AMEND CHAPTER 80 (“LOT MAINTENANCE”) OF THE CODE OF SUSSEX COUNTY RELATING TO LOT MAINTENANCE, INCLUDING THE ADOPTION OF ENFORCEMENT AND PENALTY PROVISIONS PURSUANT TO TITLE 9, CHAPTER 72 OF THE DELAWARE CODE

**C/U 2218 Edward & Laurie Dampman**

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a small machine shop to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.76 acre, more or less. The property is lying on the northeast side of Greentop Rd., approximately 629 ft. north of Fleatown Rd. 911 Address: 10321 Greentop Rd, Lincoln. Tax Parcel: 230-13.00-429.00

**C/U 2227 Mark J. Davis & Leona E. Davis**

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a 19.342 acre borrow pit to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 150 acres, more or less. The property is lying on the north side of Asbury Rd. (S.C.R 446), approximately 0.19 mile southwest of Davis Rd. (S.C.R. 523). 911 Address: 24294 Asbury Road Tax Parcel: 231-15.00-8.00

**C/U 2232 Covered Bridge Inn, LLC (Hopkins Henlopen Homestead, LLC)** KS  
**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 Lewes and Rehoboth Hundred, Sussex County, containing 98.60 acres, more or less. The property is lying on the south side of Fisher Rd., approximately 0.38 mile west of Hopkins Rd. 911 Address: N/A. Tax Parcel: 334-10.00-69.01**

**Other Business**

**Windswept at Lewes GR-RPC** BM  
 Final Site Plan

**Lands of Fisher** HW  
 Minor Subdivision off a 50' easement

**Lands of Absher Farms LLC** HW  
 Minor Subdivision off a 50' easement

**Lands of Absher Farms LLC** HW  
 Minor Subdivision off a 50' easement

**Lands of Absher Farms LLC** HW  
 Minor Subdivision off a 50' easement

**Lands of Houck** KH  
 Minor Subdivision off a 50' easement

**Additional Business**

Discussion and potential amendment to Rules of Procedure regarding start times and meeting order of Planning & Zoning Commission Meetings

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 6, 2020 at 4:10 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](mailto:pandz@sussexcountyde.gov). All comments shall be submitted by 4:30 P.M on Wednesday, August 12, 2020

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