

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
sussexcountype.gov

Sussex County Planning & Zoning Commission

AGENDA**

August 27, 2020

5:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – August 13, 2020

Other Business

Tower Hill Subdivision (2018-17) (F.K.A The Groom Property) KS
Final Subdivision Plan & Landscape Plan

The Villas at Walden (S-18-82) BM
Amenities Plan

Coastal Corner (S-19-12) (CU 2130) (F.K.A Fred Hudson Property) BM
Final Site Plan

Hardy Self Storage of Bridgeville (S-20-26) KH
Preliminary Site Plan

Dollar General – Lincoln (S-20-27) KH
Preliminary Site Plan

Lands of Martin L. Ross HW
Minor Subdivision off a 50' easement

Lands of Whaley HW
Minor Subdivision off a 50' easement

Old Business

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

5:30 P.M. Public Hearings

C/U 2220 Sussex Land Company, LLC (Victor Little)

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a fence construction business and for outdoor storage of construction materials to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 6.00 acres, more or less. The property is lying on the west side of Holly Tree Road approximately 0.21 mile south of Fleatown Road (S.C.R. 224). 911 Address: 11412 Holly Tree Road, Lincoln. Tax Parcel: 230-20.00-9.09

C/U 2226 Jonathan E. & Karen M. Hearn

KH

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 Northwest Fork Hundred, Sussex County, containing 3.024 acres, more or less. The property is lying on the north side of Cannon Rd. approximately 0.92 mile west of Sussex Hwy. (Route 13). 911 Address 8275 Cannon Road, Seaford. Tax Parcel: 131-18.00-33.00 (part of)

C/U 2229 D.R.'s Lawn Maintenance, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping and lawn maintenance business on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.678 acres, more or less. The property is lying on the north side of Hollis Rd. (S.C.R. 295), approximately 0.38 mile east of the intersection of Gravel Hill Rd. (Rt. 30) & Hollis Rd. (S.C.R. 295). 911 Address: 25479 Hollis Rd., Harbeson. Tax Parcel: 135-16.00-43.09

C/U 2230 Ralph A. Kemmerlin, Sr.

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional gunsmithing business to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.74 acres, more or less. The property is lying on the south side of the intersection of Elks Lodge Rd. (S.C.R 211) and Hammond Dr. approximately 0.74 mile southeast of Marshall St (S.C.R. 225). 911 Address: 19306 Elks Lodge Road, Milford. Tax Parcel: 330-11.18-41.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 20, 2020 at 4:49 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. All comments shall be submitted by 4:30 P.M on Wednesday, August 26, 2020

#