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Sussex County Planning & Zoning Commission

AGENDA**

September 10, 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 27, 2020

Other Business

Somerset Green (F.K.A Lewes Townhouses) KS
Revised Site Plan

Bridgeville Concrete Plant (S-20-22) KH
Preliminary Site Plan

Hocker's Super Center Phase 2 (S-20-24) BM
Preliminary Site Plan

Best Shot Delaware (S-20-28) KS
Preliminary Site Plan

Lands of Layton HW
Minor Subdivision off an existing easement

Lands of Ronda A. Banning HW
Minor Subdivision off a 34.93' wide easement

Lands of Hazel L. Cordrey Trustees KS
Minor Subdivision off a 50' wide easement

Old Business

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

5:30 P.M. Public Hearings

2020-02 – Lands of Steve Axe Sr.

KH

A standard subdivision to divide 5.00 acres +/- into 2 single family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the north side of Bunting Road, approximately 0.33 mile east of Kruger Road. Tax Parcel: 133-6.00-56.11. Zoning District: AR-1 (Agricultural Residential District).

2020-05 – Lands of James D. West

KH

A standard subdivision to divide 4.296 acres +/- into 4 single family lots to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County. The property is lying on the west side of Sussex Highway (Route 13), approximately 0.80 mile south of Adams Road (S.C.R. 583). Tax Parcel: 530-17.00-2.02. Zoning District: AR-1 (Agricultural Residential District).

C/U 2231 Solid Walls, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a concrete contractor office, storage and maintenance to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 9.51 acres, more or less. The property is lying on the east side of VFW Road, 288

feet south of Ellendale Forest Road. 911 Address: 14411 VFW Road, Ellendale. Tax Parcel: 230-31.00-24.00.

C/Z 1913 FW & SV Thoroughgood Family Limited Partnership

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 3.60 acres, more or less. The property is lying on the west side of Thorogoods Road. 911 Address: 30512 & 30540 Thorogoods Road, Dagsboro. Tax Parcel: 233-5.00-70.00.

C/Z 1919 Newton Farms, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to a LI-2 (Light Industrial District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 23.7021 acres, more or less. The property is lying on the south side of E. Newton Road, approximately 791 feet west of Sussex Highway (Route 13). 911 Address: N/A. Tax Parcel: 131-6.00-8.00.

Ord. 20-04 – Amendment to Future Land Use Map

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 135-16.00-23.00 (PORTION OF)

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 3, 2020 at 4:30 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, September 9, 2020

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