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Sussex County Planning & Zoning Commission

AGENDA**

September 24, 2020

5:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – September 10, 2020

Other Business

- | | |
|---|----|
| <u>Lands of Arturo Granados-Gonzalez (2019-31)</u>
Final Subdivision Plan | BM |
| <u>Lands of H&S Properties (S-20-11/CU 2190)</u>
Request for Interpretation of Conditions of Approval | KS |
| <u>Lands of H&S Properties (S-20-11/CU 2190)</u>
Preliminary Site Plan | KS |
| <u>Cellco Communications Tower (Verizon Wireless Communication Facility) (S-20-23)</u>
Preliminary Site Plan | KS |
| <u>Dollar General Lincoln (S-20-27)</u>
Preliminary Site Plan | KH |
| <u>Dagsboro Trace (2004-34)</u>
Revised Subdivision Plan | HW |
| <u>Lands of Ribinsky</u>
Minor Subdivision off a 24-ft Easement | BM |
| <u>Lands of Wilkinson</u>
Minor Subdivision off a 50-ft Easement | KH |



Lands of John and Melody Pettyjohn

KS

Minor Subdivision off a 30-ft easement

Lands of Mitchell

KS

Minor Subdivision off a 50-ft easement

Old Business

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.

5:30 P.M. Public Hearings

C/U 2237 Samuel C. Warrington II

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for outdoor RV and boat storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.5 acres more or less. The property is lying on the southeast side of Postal Lane, approximately 0.38 mile southwest of Coastal Highway (Route 1). 911 Address: 34378 Postal Lane, Lewes. Tax Parcel: 334-12.00-55.01 (portion of).

2019-32 – Lands of Coroc/Rehoboth, III, LLC

BM

A standard subdivision to divide 10.00 acres +/- into 3 lots to be located on a certain parcel of land lying and being in Lewes and Rehoboth, Hundred, Sussex County. The property is lying on the west side of Holland Glade Road (S.C.R. 271), approximately 0.11-mile northeast of Coastal Highway (Route 1). Tax Parcel: 334-13.00-325.36. Zoning District: C-3 (Heavy Commercial District).

2020-06 – Lands of James & Denise Taylor

KH

A standard subdivision to divide 8.925 acres +/- into 4 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 south side of Asketum Branch Road (S.C.R. 442), approximately 0.21 mile south west of Bryans Store Road (S.C.R. 435) Tax Parcel: 133-14.00-3.05 Zoning District: AR-1 (Agricultural Residential District).

C/Z 1906 Eliud Ramirez-Mejia

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 Dagsboro Hundred, Sussex County, containing 2.53 acres, more or less. The property is lying on the west side of Dagsboro Road, approximately 0.24 mile south of Crickett Street. 911 Address: 27436 Dagsboro Road, Dagsboro. Tax Parcel: 233-5.00-172.00.

C/U 2239 Coastal Services, LLC

BM

An Ordinance to grant a Conditional Use of land in a B-1 Neighborhood Business District and a GR General Residential District for a General Contracting Business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.08 acres, more or less. The property is lying on the west side of Cedar Neck Rd. (Rt. 357) approximately 0.64 mile north of Fred Hudson Rd. (S.C.R. 360). 911 Address: 30430 & 30432 Cedar Neck Rd., Ocean View. Tax Parcel: 134-9.00-67.00.

Additional Business

- Request for 6-month time extension for Subdivision 2017-01 Bayliss Estates Phase 2

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 17, 2020 at 5:20 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 5:00 P.M on Wednesday, September 23, 2020

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