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# Sussex County Planning & Zoning Commission

## AGENDA

January 12, 2023

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – November 17, 2022

### Public Comment

### Other Business

<u>Americana Bayside MR-RPC – Freeman Foundation Office</u> Revised Parking Plan	BM
<u>S-22-32 Red Mill Pointe Office</u> Preliminary Site Plan	KS
<u>WFP Holding – Shopping Center (C/Z 1842)</u> Preliminary Site Plan	HW
<u>2021-15 Sandpiper Cove (F.K.A Cobb Property)</u> Request to Revise Conditions of Approval	HW
<u>2005-65 The Estuary</u> Request to Revise Conditions of Approval	HW
<u>Lands of Absher Farms, LLC</u> Minor Subdivision off of a 50-ft Easement	KH
<u>Lands of Brittany Baldwin &amp; John Albright</u> Minor Subdivision off of a 20-ft Easement	KH
<u>Lands of Michele Reed</u> Minor Subdivision off of a 50-ft Easement	KS



- Lands of M & M Properties** BM  
Minor Subdivision off of a 50-ft Easement
- Lands of John & Carol Holland** BM  
Minor Subdivision off of a 50-ft Easement
- Lands of Trew R2, LLC** KH  
Minor Subdivision off of a 60-ft Easement

**Old Business**

**2021-25 Four Winds Farm** KS  
A cluster subdivision to divide 168.9 acres +/- into three-hundred and thirty-six (336) single-family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the east side of Shingle Point Road (S.C.R. 249), approximately 0.88 mile south of the intersection of Shingle Point Road (S.C.R. 249) and Harbeson Road (Route 5). Tax Parcel: 235-25.00-39.00. Zoning: AR-1 (Agricultural Residential District).

**Ord. 22-08**

**An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel 135-11.00-65.00.** The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

**C/Z 1959 Charles E. Turner Jr.**

HW

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Residential District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 9.72 acres, more or less.** The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

**C/U 2320 Charles E. Turner Jr.**

HW

**An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family dwellings (42 units) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 9.72 acres, more or less.** The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

**2021-34 Suncrest (F.K.A. Marsh Homestead)**

KS

A Coastal Area cluster subdivision to divide 18.02 acres +/- into forty-one (41) single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the south side of Waterview Road (S.C.R. 279A), approximately 0.19-mile east of the intersection of Camp Arrowhead Road (S.C.R. 279) and Waterview Road (S.C.R. 279A) Tax Parcel: 234-12.00-22.31. Zoning: AR-1 (Agricultural Residential).

**C/U 2342 Turning Point Energy - TPE DE SU07, LLC**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 27.5 acres, more or less.** The property is lying on the west side of Elks Road (Rt. 46) approximately 0.50 miles west of the intersection of Elks Road (Rt. 46) and Sussex Highway (Rt. 13). 911 Address: N/A. Tax Parcel: 331-1.00-15.01 (p/o).

**C/U 2343 Turning Point Energy - TPE DE SU163, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 25.00 acres, more or less.** The property is lying on the west side of Gravel Hill Road (S.C.R. 248) approximately 0.37 mile north of the intersection of Gravel Hill Road (S.C.R. 248) and Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Parcel: 135-11.00-48.00 (p/o).

**C/U 2344 Turning Point Energy – TPE DE SU113, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a 35-acre solar farm to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 35.58 acres, more or less.** The property is lying on both the east and west sides of East Trap Pond Road (S.C.R. 62), approximately 0.4 mile north of Substation Road (S.C.R. 518), with solar panels to be located on the east side of East Trap Pond Road (S.C.R. 62). 911 Address: N/A. Tax Parcel: 135-22.00-23.00 (p/o).

**Recess**

**Public Hearings**

**2021-36 Wynford Preserve (F.K.A. Prettyman Road Development, LLC)**

HW

A cluster subdivision to divide 50.50 acres +/- into one hundred (100) single-family lots to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County. The property is lying on the south side of Prettyman Road (S.C.R. 254), approximately 0.87-mile northwest of Lewes-Georgetown Highway (Rt. 9). Tax Parcel: 235-29.00-25.00. Zoning: AR-1 (Agricultural Residential).

**C/U 2337 Community Power Group, LLC**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for a solar farm to be located on a portion of a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 25.327 acres, more or less.** The property is lying on the north side of Beach Highway (Route 16), approximately 0.20 mile east of Dupont Boulevard (Route 113). 911 Address: 18019 Beach Highway, Ellendale. Tax Parcel: 230-26.00-39.00 (p/o).

**C/U 2375 Shane & Laura Karlik**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mercury marine service business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.70 acres, more or less.** The property is lying on the east side of Cool Spring Road (S.C.R. 290) approximately

0.28 mile north of Stockley Road (S.C.R. 280). 911 Address: 20635 Cool Spring Road, Milton.  
Tax Parcel: 234-5.00-40.04.

**Ord. 23-02**

**An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel No. 334-5.00-153.00 and 334-5.00-153.02.** The property is lying on the west side of Janice Road, approximately 0.10 mile west of Nassau Commons Boulevard. 911 Address: 32172 Janice Road, Lewes. Tax Parcel: 334-5.00-153.00 and 334-5.00-153.02.

**C/Z 1995 Janice CRP3, LLC**

KS

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and C-1 General Commercial District to an MR-RPC Medium-Density Residential – Residential Planned Community District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 61.39 acres, more or less.** The property is lying on the west side of Janice Road, approximately 0.10 mile west of Nassau Commons Boulevard. 911 Address: 32172 Janice Road, Lewes. Tax Parcel: 334-5.00-153.02.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 5, 2023 at 3:15 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 DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County provides 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 are encouraged to be submitted by 4:00 P.M on Wednesday, January 11, 2023.

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