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# Sussex County Planning & Zoning Commission

## AGENDA\*

January 21, 2021

3:00 P.M.

**PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION: ROOM 540, CARTER PARTNERSHIP CENTER AT DELAWARE TECHNICAL COMMUNITY COLLEGE, 21179 COLLEGE DRIVE, GEORGETOWN, DE**  
**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

### Call to Order

### Approval of Agenda

Approval of Minutes – December 17, 2020

### Other Business

<u>Captain's Way RPC</u> Amenities Plan	KS
<u>Reddenwood II (2016-12)</u> Amenities Plan	KS
<u>S-20-33 Johnston Street Storage</u> Preliminary Site Plan	BM
<u>S-20-35 Carillo's Towing, LLC</u> Preliminary Site Plan	KH
<u>Lands of Rex 1, Inc.</u> Minor Subdivision Plan	KS
<u>Lands of Wilson</u> Minor Subdivision off a 50-ft easement	KH



**Old Business**

**Ord. 20-07 - Future Land Use Map**

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 29.01 & 235-14.00-570.00  
TO ANNOUNCE RECEIPT OF PLUS COMMENTS**

**Ord. 20-06 – Future Land Use Map**

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 132-2.00-264.00 (PORTION OF)**

**C/Z 1910 – Brickyard Apartments, LLC**

HW

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.093 acres, more or less. The property is lying on the northwest side of Brickyard Road approximately 0.3 miles southeast of Sussex Highway (Rt. 13). 911 Address: 9329 Brickyard Road, Seaford. Tax Parcel: 132-2.00-264.00**

**C/U 2212 – Brickyard Apartments, LLC**

HW

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (48 apartments) to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 5.05 acres, more or less. The property is lying on the northwest side of Brickyard Road, approximately 0.3 miles southeast of Sussex Highway (Rt. 13). 911 Address: 9329 Brickyard Road, Seaford. Tax Parcel: 132-2.00-264.00**

**Ord. 21-01 – The Coastal Area**

**AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XXV, SECTION 115-194.3 OF THE CODE OF SUSSEX COUNTY REGARDING THE COASTAL AREA**

**Public Hearings**

**2020-11 - Cardinal Grove**

KS

**A cluster subdivision to divide 49.04 acres +/- into 98 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred and a portion within Lewes and Rehoboth Hundred, Sussex County. The property is lying on the west side of Beaver Dam Road (Route 23), approximately 0.31 mile south of Fisher Road (S.C.R. 262). Tax Parcel: 234-2.00-1.10. Zoning District: AR-1 (Agricultural Residential District).**

**C/U 2201 - Sun Leisure Point Resort, LLC (Pine Acres, Inc.)**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.0 acres, more or less. The property is lying on the south side of Dogwood Lane approximately 305 feet south of Radie Kay Lane, approximately 0.29 mile northeast of Long Neck Road. 911 Address: 25491 Dogwood Lane, Millsboro. Tax Parcels: 234-24.00-39.02 and 39.06.**

**Recess**

**5:00 P.M.**

**C/Z 1891 - Chappell Farm, LLC**

KS

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.4 acres, more or less.** The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

**C/Z 1892 - Chappell Farm, LLC**

KS

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 8.53 acres, more or less.** The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

**C/U 2193 Chappell Farm, LLC**

KS

**An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (128 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.4 acres, more or less.** The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 14, 2021 at 5:00 p.m., and at least seven (7) days in advance of the meeting.**

**This agenda was revised on January 14, 2021 at 8:50 p.m. to add an additional reference to the meeting location.**

**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.

**PLEASE NOTE:** The meeting is to be held at the following location: **Room 540, Carter Partnership Center at Delaware Technical Community College, 21179 College Drive, Georgetown, DE**

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.

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 4:00 P.M on Wednesday, January 20, 2021.

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