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Sussex County Planning & Zoning Commission

AGENDA

January 26, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 8, 2022 and December 15, 2022

Public Comment

Other Business

<u>Covered Bridge Inn</u> Final Site Plan	KS
<u>S-22-42 Caden Oplinger (C/U 2341)</u> Final Site Plan	BM
<u>S-22-20 Long Neck Community Bank</u> Revised Preliminary Site Plan	KH
<u>Bay Forest Club Phase 6 (Sprogell Infill Parcel) MR-RPC</u> Preliminary Site Plan	KH
<u>S-22-44 American Storage of Delaware – Route 24 (C/U 2315)</u> Preliminary Site Plan	KH
<u>S-22-41 Coastal Services, LLC</u> Preliminary Site Plan	BM
<u>2020-13 Atlantic East (F.K.A Terrapin Island & Salt Cedars)</u> Amenities Plan	KS
<u>2018-09 Plover Point (F.K.A Oak Landing)</u> Amenities Plan	HW



Lands of Mark J. & Jane Blevins

HW

Minor Subdivision off of a 50-ft Easement

Lands of Wingard Village, LLC

BM

Minor Subdivision off of a 30-ft Easement

Old Business

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.

Recess

Public Hearings

Ord. 22-07

An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcels 135-15.00-98.00 & 98.01. The properties are located on the south side of Lewes Georgetown Highway (Route 9), approximately 0.4-miles east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes Georgetown Highway. 911 Address: 22242 Lewes Georgetown Highway, Georgetown. Tax Parcels: 135-15.00-98.00 & 98.01.

C/U 2369 Leeward Chase DE, LLC

HW

An Ordinance to grant a Conditional Use of land in an Agricultural Residential District for multi-family dwellings (106 units) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 50.80 acres, more or less. The properties are located on the south side of Lewes Georgetown Highway (Route 9), approximately 0.4-miles east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes Georgetown Highway. 911 Address: 22242 Lewes Georgetown Highway, Georgetown. Tax Parcels: 135-15.00-98.00 & 98.01.

C/U 2370 William D. & Carol Emmert

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for amendments to Conditional Use No. 1334 (Ordinance No. 1383) to allow for an additional commercial building for storage and operations of a construction business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.93 acres, more or less. The property is lying on the north side of Four of Us Road, approximately 234 feet west of Hollyville Road (S.C.R. 48). 911 Address: 28816 Four of Us Road, Harbeson. Tax Parcel: 234-10.00-12.09.

C/Z 1974 Gregory T. White and Patricia P. White

BM

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 Baltimore Hundred, Sussex County, containing 2.83 acres, more or less. The property is lying on the northeast side of Vines Creek Road (Rt. 26), approximately 425 feet northwest of Powell Farm Road (S.C.R. 365). 911 Address: 34371 Vines Creek Road, Dagsboro. Tax Parcel: 134-11.00-152.00.

C/Z 1975 Gregory T. White and Patricia P. White

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR Medium Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.64 acres, more or less. The properties are lying on the southwest side of Vines Creek Road (Rt. 26) approximately 450 feet northwest of Powell Farm Road (S.C.R. 365). 911 Address: 34360 & 34376 Vines Creek Road, Dagsboro. Tax ID: 134-11.00-107.00 and 108.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 19, 2023 at 3:00 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. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, January 25, 2023.

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