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# Sussex County Planning & Zoning Commission

## AGENDA

October 12, 2023

3:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – September 14, 2023

### Public Comment

### Other Business

<u>Wetherby (2004-38)</u> Request to Amend Conditions of Approval	SC
<u>2021-09 Brookland Farm</u> Request to Amend Conditions of Approval	BB
<u>Pelican Point (Phase 5)</u> Revised Subdivision Plan	HW
<u>Brasure Carpet Care</u> Revised Preliminary & Final Site Plan	HW
<u>Lands of Hasnian Farm, LLC</u> Minor Subdivision Plan off of a 50-Ft Easement	BB

### Old Business

#### Ord. 23-05 (Master Plan Zoning District)

AN ORDINANCE TO DELETE CHAPTER 115, ARTICLE XVII VACATION RETIREMENT-RESIDENTIAL PARK DISTRICT SECTIONS 115-132 THROUGH 115-140 IN ITS ENTIRETY AND TO INSERT ARTICLE XVII MASTER PLAN ZONE, SECTIONS 115-132 THROUGH 115-140 IN ITS PLACE.



**Ord. 23-06 (Through Lots)**

**AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE I, SECTION 115-4 “DEFINITIONS” OF THE CODE OF SUSSEX COUNTY REGARDING “YARD, FRONT” AND “YARD, REAR” OF THROUGH LOTS, AND CHAPTER 115, SECTION 115-183 “SIDE AND REAR YARDS.”**

**C/U 2381 Consolidated Edison Development, Inc.**

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 portion of certain parcels of land lying and being in Broadkill Hundred, Sussex County, containing 43.27 acres, more or less. The properties are lying on the south side of Lewes Georgetown Highway (Rt. 9), approximately 0.40 mile east of Harbeson Road (Rt. 5). 911 Address: 26628 & 26772 Lewes Georgetown Highway, Harbeson. Tax Map Parcels: 235-30.00-61.00, 58.06 & 58.07.**

**C/U 2382 Consolidated Edison Development, Inc.**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for a solar farm to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 37.04 acres, more or less. The property is lying on the south side of Kendale Road (S.C.R. 287), approximately 0.15 mile east of Wil King Road (Rt. 288). 911 Address: N/A. Tax Map Parcel: 234-2.00-18.00.**

**C/U 2383 Consolidated Edison Development, Inc.**

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 30.1-acre portion of a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 143.09 acres, more or less. The property is lying on the southwest side of Woodland Ferry Road (S.C.R. 78), approximately 635 feet northwest of Old Sailor Road (S.C.R. 78A). 911 Address: N/A Tax Map Parcel: 232-12.00-4.00 (p/o).**

**C/U 2384 Consolidated Edison Development, Inc.**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm on a 19.61 acre, portion, more or less, of a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 74.96 acres, more or less. The property is lying on the west side of South Main Street (Rt. 13A), approximately 380 feet north of Rifle Range Road (S.C.R. 545). 911 Address: 18374 South Main Street, Bridgeville. Tax Map Parcel: 131-14.00-29.00 (p/o).**

**C/U 2385 Consolidated Edison Development, Inc.**

HW

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm on a 17.45 acre portion, more or less, of a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 29.45 acres, more or less. The property is lying on the north side of West Line Road (S.C.R. 512), approximately 0.67 mile west of Delmar Road (Route 54). 911 Address: 8517 West Line Road, Delmar. Tax Map Parcel: 532-19.00-57.00.**

**C/U 2386 Consolidated Edison Development, Inc.**

HW

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm on a certain parcel of land lying and being in Little Creek Hundred,**

**Sussex County, containing 53.891 acres, more or less.** The property is lying on the east and west side of Cast Rite Drive on the south side of Bacons Road (S.C.R. 515), approximately 0.39 mile west of Country Walk. 911 Address: 35204 Cast Rite Drive, Delmar. Tax Map Parcel: 532-6.00-32.00.

**C/U 2387 Consolidated Edison Development, Inc.** HW  
**An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm to be located on a portion of a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 17.04 acres, more or less.** The property is lying on the north and south sides of Hastings Lane and the west side of Bi-State Boulevard (Rt. 13A), approximately 0.37 mile north of Old Crow Road (S.C.R. 503B). 911 Address: 10311 Hastings Lane, Delmar. Tax Map Parcel: 532-13.00-22.00 (p/o).

**Recess**

**Public Hearings**

**C/Z 1984 Carl M. Freeman Companies** BM  
**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 Baltimore Hundred, Sussex County, containing 9.20 acres, more or less.** The properties are lying on the north side of Lighthouse Road (Route 54), and the west side of Bennett Avenue, approximately 350 feet west of Madison Avenue. 911 Address: N/A. Tax Map Parcels: 533-20.00-22.00 & 20.00 (p/o).

**C/U 2368 Carl M. Freeman Companies** BM  
**An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family dwellings (23 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.20 acres, more or less.** The properties are lying on the north side of Lighthouse Road (Route 54), and the west side of Bennett Avenue, approximately 200 feet west of Deer Run Road (S.C.R. 388). 911 Address: N/A. Tax Map Parcels: 533-20.00-22.00 & 20.00 (p/o).

**C/U 2389 AWH Properties, LLC** BM  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a commercial storage facility including RV/boat storage, the storage of commercial vehicles, and an office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.95 acres, more or less.** The property is lying on the northeast side of Zion Church Road (Rt. 20), approximately 275 feet northwest of Deer Run Road (S.C.R. 388). 911 Address: N/A. Tax Map Parcel: 533-11.00-23.02.

**Ord. 23-09** BM  
**An Ordinance to amend the Sussex County Sewer Tier Map of the Comprehensive Plan in relation to Tax Parcel 533-11.00-23.02** The property is lying on the northeast side of Zion Church Road (Rt. 20), approximately 275 feet northwest of Deer Run Road (S.C.R. 388). 911 Address: N/A. Tax Map Parcel: 533-11.00-23.02. Zoning: AR-1 (Agricultural Residential).

**C/U 2392 Zion Church Ventures, LLC** BM  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential**

**District for storage/warehouse buildings, a car wash, & clubhouse with swimming pool to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 31.83 acres, more or less.** The properties are lying on the southwest side of Zion Church Road (Route 20), approximately 605 feet northwest of Deer Run Road (S.C.R. 388), and the north side of Deer Run Road (S.C.R. 388), approximately 159 feet southwest of Zion Church Road (Route 20). 911 Address: 36054 Zion Church Road, Frankford. Tax Map Parcel: 533-11.00-23.00, 23.03 & 23.04.

**C/U 2448 TPE DE SU75, LLC**

BB

**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 35 acre portion of a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 75.62 acres, more or less.** The property is lying on the northeast side of Seashore Highway (Rt. 18 and S.C.R. 404), approximately 0.67 mile southeast of Sussex Highway (Rt. 13). 911 Address: N/A. Tax Map Parcel: 131-15.00-34.00 (p/o).

**C/U 2452 Community Lutheran Church**

BB

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for an on-premises electronic message center to be located on a certain parcel of land lying and being in Dagsboro Hundred and Baltimore Hundred, Sussex County, containing 3.99 acres, more or less.** The property is lying on the southwest side of Armory Road (S.C.R. 382), and the north side of Omar Road (Rt. 54), at the intersection of Armory Road (S.C.R. 382) and Omar Road (Rt. 54). 911 Address: 30897 Omar Road, Frankford. Tax Map Parcel: 533-2.00-8.00.

**C/U 2470 CI Solar DP, 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 64.59 acres, more or less.** The property is lying on the east side of Savannah Road (S.C.R. 246), approximately 0.85 mile south of Rudd Road (S.C.R. 245). 911 Address: N/A. Tax Map Parcel: 135-15.00-8.00.

**Additional Business**

- County Council & Planning & Zoning Commission Joint Workshop Review
- Discussion as to 2024 Planning & Commission meeting dates.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 5, 2023, at 1:45 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 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, October 11, 2023.

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