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Sussex County Planning & Zoning Commission

AGENDA

October 13, 2021

3:00 P.M.

Call to Order

Approval of Agenda

Old Business

2020-08 Lockhaven

KS

A standard subdivision to divide 125.8 acres +/- into 25 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 west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258). Tax Parcel: 235-15.00-34.00. Zoning District: AR-1 (Agricultural Residential District).

2021-21 - Lewes Crossing Phase 8 (2016-4)

KS

This is a revision to a previously approved 42-lot major subdivision known as Lewes Crossing. The proposal is to reduce the number of trees proposed within Perimeter 2 in Phase 8 of the Lewes Crossing Subdivision. This reduction is proposed to the rear of Lots 215-227. The property is located on the south side of Beaver Dam Road approximately 1,436 ft. west of Salt Marsh Boulevard. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 334-5.00-222.01

C/U 2262 Matthew Hete

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.25 acres, more or less. The property is lying on the southeast side of Postal Lane (S.C.R. 283), approximately 0.22-mile northeast of Plantations Road (S.C.R. 275). 911 Address: 34360 Postal Lane, Lewes. Tax Parcel: 334-6.00-686.00.

Other Business

(2004-38) Wetherby Subdivision

KS

Determination as to Substantially Underway Status



<u>(2005-49) The Woodlands Subdivision</u>	HW
Request to Revise Landscape Plan and/or Conditions of Approval	
<u>(2017-11) Stonewater Creek Phase 7</u>	BM
Revised Final Subdivision Plan	
<u>(2019-16) Estates at Milton Crossing Subdivision</u>	KS
Final Subdivision Plan	
<u>(2018-24) Sycamore Chase Amenities</u>	HW
Revised Amenities Plan	
<u>(C/Z 1759) Osprey Point MR-RPC Amenities</u>	BM
Revised Amenities Plan	
<u>Americana Bayside MR-RPC – Parcel P</u>	BM
Final Site Plan	
<u>DelDOT Georgetown Administrative Building</u>	KH
Final Site Plan	
<u>Big Oyster Brewery</u>	KS
Revised Final Site Plan	
<u>Eagle Crest Retail</u>	KS
Final Site Plan	
<u>Holly Lake Campground</u>	KS
Revised Preliminary Site Plan	
<u>SoDel Concepts Office – Rehoboth</u>	KS
Revised Preliminary Site Plan	
<u>Heneghan’s Run, LLC</u>	BM
Revised Preliminary Site Plan	
<u>Thermo Warehouse Expansion</u>	KH
Revised Preliminary Site Plan	
<u>(S-20-34 & C/U 2217) Lands of Israel Bravo</u>	BM
Preliminary Site Plan	
<u>(S-21-03) Sussex Solar Park (F.K.A Spangler Strategic Advisers, LLC) (C/U 2114)</u>	KH
Preliminary Site Plan	
<u>(S-21-26) Bayside Mini Storage</u>	HW
Revised Preliminary Site Plan	

<u>(S-21-20)(C/U 2206) Evans Farm</u> Revised Preliminary Site Plan	KS
<u>(S-21-21) Hopkins Henlopen Homestead</u> Final Site Plan	KS
<u>(S-21-23) Stingey Lane, LLC</u> Revised Preliminary Site Plan	KS
<u>(S-21-24) Fishers Popcorn</u> Revised Preliminary Site Plan	HW
<u>(S-21-25) Cambria Hotel</u> Revised Preliminary Site Plan	BM
<u>Lands of Pamela Savage, Jeanne Conner & Steven Tull</u> Minor Subdivision off a 20-ft Easement	KH
<u>Lands of Jason R. & Krstina L. Johnson</u> Minor Subdivision off a 50-ft Easement	KS
<u>Lands of Robert E. Ribinsky</u> Minor Subdivision off a 24-ft Easement	BM
<u>Lands of Arthur & Jennifer Miller</u> Minor Subdivision off a 50-ft Easement	KH
<u>Lands of Kathy M. Willey</u> Minor Subdivision off a 50-ft Easement	KS
<u>Lands of Kowalski, Merritt, & Vanzandt</u> Minor Subdivision off a 50-ft Easement	HW
<u>Lands of Elrita L. Annett</u> Minor Subdivision off a 50-ft Easement	KH
<u>Lands of Robert C. Moore, II</u> Minor Subdivision off a 50-ft Easement	HW
<u>Lands of Robert M. Warren</u> Minor Subdivision off a 50-ft Easement	KH
<u>Lands of Harry Dale Parsons & Old Keene, Trustee</u> Minor Subdivision off a 50-ft Easement	KH

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 6, 2021 at 6:10 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.

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

The County provides a dial-in telephone number for the public to listen to the meeting. **Note, the on-line stream experiences a 30-second delay.**

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

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