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Sussex County Planning & Zoning Commission

AGENDA

October 13, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 11, 2022 and August 25, 2022

Public Comment

Other Business

<u>Americana Bayside – Bayside Hotel Phase 1B</u> Final Site Plan	BM
<u>C/Z 1881 Milos Haven (F.K.A Lakelynnns)</u> Final Amenities Plan	HW
<u>Peninsula RPC – Eighteenth on the Bay (C/Z 1475, 1883 & 1936)</u> Revised Final Site Plan	HW
<u>S-22-10 American Storage of Delaware</u> Preliminary Site Plan	KS
<u>S-22-33 Milton Village Apartments</u> Preliminary Site Plan	KH
<u>2019-16 Estates at Milton Crossing</u> Preliminary Amenities Plan	KH
<u>Lands of Dale T. Crew, Sr.</u> Minor Subdivision off of a 20-ft Easement	KH
<u>Lands of Todd S. Morrow</u> Minor Subdivision off of a 50-ft Easement	KH



Lands of Delnova Properties, LLC KS
Requested Determination of Minor Subdivision

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Smith Farm District (David B. & Monica E. Smith) (S-22-08-301) KH
Consideration of Agricultural Preservation District

Old Business

2021-31 Glenwood now known as Black Oak KS
A Cluster subdivision to divide 77.24 acres +/- into one hundred and thirty-one (131) single-family lots to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is lying on the northwest side of New Road (S.C.R. 266), approximately 0.61 mile northeast of the intersection of Nassau Road (S.C.R. 266B) and New Road (S.C.R. 266). Tax Parcel: 335-7.00-6.00. Zoning: AR-1 (Agricultural Residential District).

Ord. 21- 06
AN ORDINANCE TO AMEND THE TEXT AND MAPS OF CHAPTER 13 (MOBILITY ELEMENT) OF THE COMPREHENSIVE PLAN IN ADDITION TO AMENDMENTS TO THE EXISTING AND FUTURE LAND USE MAPS OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-16.00-50.02, 235-22.00-441.00, AND 235-22.00-442.00. The property is lying on the west side of Coastal Highway (Route 1), west of the intersection of Coastal Highway and Eagles Crest Road (S.C.R. 264). 911Address: 29763 Eagles Crest Road, Milton.

C/U 2319 Austin & Megan Embleton KH
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tourist home, event venue, & hair salon to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 2.05 acres, more or less. The property is lying on the south side of Memory Road (S.C.R. 613), approximately 0.41-mile southeast of Shawnee Road (Rt. 36). 911 Address: 10775 Memory Road, Harrington. Tax Parcel: 430-3.00-20.08.

C/U 2321 Coastal Properties, LLC KS
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a kitchen and bathroom showroom to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.248 acres, more or less. The property is lying on the northeast side of Beaver Dam Road (Rt. 23), approximately 0.16-mile southwest of the intersection of Church Street and Salt Marsh Boulevard. 911 Address: 17677 Stingey Lane, Lewes. Tax Parcel: 334-5.00-196.00.

Ord. 22- 02
AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 134-17.07-173.02 (P/O). The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A.

C/Z 1965 Kent Walston, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.4 acres, more or less. The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A. Tax Parcel: 134-17.07-173.02.

C/Z 1964 Martin Property Development, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a C-1 General Commercial District to an LI-2 Light Industrial District for certain parcels of land lying and being in Dagsboro Hundred, Sussex County, containing 19.71 acres more or less. The properties are lying on the west side of Delaware Avenue and on the east side of Dupont Boulevard (Route 113), approximately 0.3 mile north of Parker Road (S.C.R. 380). 911 Address: 34796, 34770, 34752, & 34708 Delaware Avenue. Tax Parcels: 433-11.00-21.00, 433-11.00-21.02

Public Hearings

2021-24 Fishers Point

KH

A cluster subdivision to divide 40.657 acres +/- into forty-eight (48) single-family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the west side of Revel Road (S.C.R. 410), approximately 0.23 mile north of the intersection of Revel Road (S.C.R. 410) and Lewis Road (S.C.R. 409). Tax Parcels: 133-16.00-81.00, 81.03, 81.04, 81.05, 81.06, 81.10, 81.13. Zoning: AR-1 (Agricultural Residential District).

2021-32 Riverwood

KH

A cluster subdivision to divide 58.6 acres +/- into one hundred and seventeen (117) 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 northwest side of Phillips Branch Road (S.C.R. 302), approximately 0.25 mile south of the intersection with Hollymount Road (S.C.R. 48). Tax Parcels: 234-17.00-3.00 & 234-17.00-5.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2323 Leslye Brossus

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a treehouse and yurt to be utilized for short-term rentals to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.26 acres, more or less. The property is lying on the south side of Reading Street, approximately 0.14 mile south of Old Mill Road (Route 349) and is Lot 45 within the Banks Acres Subdivision. 911 Address: 31631 Reading Street, Millville. Tax Parcel: 134-12.00-1198.00.

C/U 2324 Zachary Bedell

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an automotive and boat repair business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.00 acres, more or less. The property is lying on the west side of Central Avenue (S.C.R. 84), approximately 350 feet south of Substation Road (S.C.R. 366). 911 Address: 34282 Central

Avenue, Frankford, DE 19945. Tax Parcel: 134-16.00-700.02.

Additional Business

- Discussion as to 2023 Planning & Zoning Commission Schedule
- Executive Session to Discuss Pending Litigation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 6, 2022 at 3:30 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.

Please note: Application C/U 2333 Kent Walston, LLC was not included in the agenda for the meeting as the Applicant has requested that this application be withdrawn.

-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, October 12, 2022.

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