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Sussex County Planning & Zoning Commission

REVISED AGENDA

October 26, 2023

4:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 28, 2023

Public Comment

Other Business

<u>(2021-24) Fishers Point</u> Final Subdivision Plan	HW
<u>(2019-30) Pelican Point (Phase 4-5)</u> Final Subdivision Plan	HW
<u>(2021-34) Suncrest (F.K.A Marsh Homestead)</u> Final Subdivision Plan	SC
<u>Lands of Martin Property Development, LLC (Frankford Business Park Phase 2)</u> Revised Preliminary Site Plan	BM
<u>(S-23-36) Silverleaf (F.K.A. MRBP, LLC)</u> Preliminary Site Plan	BM
<u>Justice Property (Old Mill Ventures, LLC)</u> Preliminary Site Plan	HW
<u>(S-19-49) Cattail Villas (F.K.A Warrington Family Townhomes)</u> Final Amenities Plan	SC
<u>Lands of Michael & Jennifer Moutzalias</u> Minor Subdivision off of a 50-ft Easement	BM



Lands of BAR LR3, LLC

HW

Minor Subdivision off of a 100-ft Easement

Old Business

2023-06 Twin Masts

SC

A cluster subdivision to divide 132.90 acres +/- into two hundred and forty-nine (249) single-family lots to be located on certain parcels of land lying and being in Broad Kill Hundred, Sussex County. The properties are lying on the west side of Coastal Highway (Route 1) and on the north side of Round Pole Bridge Road (S.C.R. 257). 911 Address: N/A. Tax Map Parcels: 235-16.00-68.00 & 69.00. Zoning: AR-1 (Agricultural Residential).

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.

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 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.

Recess

Public Hearings

C/U 2471 Epworth UMC

SC

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 sign to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 8.19 acres, more or less. The property is lying on the southeast side of Holland Glade Road (S.C.R. 271), approximately 950 ft. northeast of Coastal Highway (Rt. 1). 911 Address: 19285 Holland Glade Road, Rehoboth Beach. Tax Map Parcel: 334-13.00-325.47.

C/U 2388 Rifle Range Road Solar, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 93.66 acres, more or less. The property is lying on the south side of Rifle Range Road (S.C.R. 545), approximately 1.14 mile east of Sussex Highway (Rt. 13). 911 Address: N/A. Tax Map Parcel: 131-15.00-51.00 (p/o).

C/U 2390 Taylor Mill Road Solar 1, 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 Broad Creek Hundred, Sussex County, containing 79.59 acres, more or less. The property is lying on the south side of Taylor Mill Road (S.C.R. 467B), the west side of Fire Tower Road (S.C.R. 479), and the east side of County Seat Highway (Rt. 9), at the intersection of County Seat Highway (Rt. 9) and Fire Tower Road (S.C.R. 467). 911 Address: N/A. Tax Map Parcel: 232-7.00-3.00 (p/o).

C/U 2393 Sunrise Solar, Inc.

HW

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar array to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 134.61 acres, more or less. The property is lying on the north and south sides of R & R Lane, approximately 0.38 mile west of BiState Boulevard (Rt. 13A). 911 Address: 10198 R & R Lane, Delmar. Tax Map Parcel: 532-6.00-8.00 (p/o).

C/U 2397 Mispillion Solar Farm, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar array to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 121.33 acres, more or less. The property is lying on the northwest side of Shawnee Road (Rt. 36) approximately 0.20 mile southwest of Old Shawnee Road (S.C.R. 42). 911 Address: 7152 Shawnee Rd. Milford. Tax Map Parcel: 130-3.00-63.00 (p/o).

C/U 2398 Chaberton Energy (Blue Hen Solar)

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a solar farm to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 61.15 acres, more or less. The property is lying on the southeast side of Hudson Road (S.C.R. 387), approximately 0.61 mile south of the intersection of Lighthouse Road (Route 54) and Hudson Road (S.C.R. 387). 911 Address: N/A. Tax Map Parcels: 533-17.00-187.00 (p/o).

C/U 2433 Chaberton Solar

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar array to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 50.50 acres, more or less. The property is lying on Marlyn Lane, on the south side of Lighthouse Road (Rt. 54), approximately 1.05 miles east of Hudson Road (S.C.R. 387). 911 Address: 38510 Marlyn Lane, Selbyville. Tax Map Parcel: 533-18.00-39.00.

C/Z 1996 McKee Builders, LLC

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 certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 51.23 acres, more or less. The properties lie on the west side of Central Avenue (Rt. 84) approximately 0.25 mile east of Peppers Corner Road (S.C.R. 365). 911 Address: 34428 & 34434 Central Avenue, Frankford. Tax Map Parcels: 134-19.00-13.00 & 13.04.

C/U 2402 McKee Builders, LLC

BM

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family (174 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 51.23 acres, more or less. The properties lie on the west side of Central Avenue (Rt. 84) approximately 0.25 mile east of Peppers Corner Road (S.C.R. 365). 911 Address: 34428 & 34434 Central Avenue, Frankford. Tax Map Parcels: 134-19.00-13.00 & 13.04.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 19, 2023, at 2:00 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 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 25, 2023.

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