

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

October 27, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 8, 2022

Public Comment

Other Business

<u>2019-13 Bridgewater (F.K.A Bent Creek & Old Mill Landing North)</u> Final Subdivision Plan & Landscape Plan	BM
<u>2019-02 The Estates at Bridgewater (F.K.A Bent Creek Estates & Old Mill Landing South)</u> Final Subdivision Plan	BM
<u>Grotto's Pizza Corporate Office (Mixed-Use)</u> Final Site Plan & Landscape Plan	KS
<u>Lauden Investments, LLC (C/U 2264)</u> Final Site Plan – Waiver Request	KS
<u>2018-04 Beach Tree Preserve</u> Revised Amenities Plan	KH
<u>S-22-17 Schellville</u> Revised Preliminary Site Plan	KS
<u>S-22-10 American Storage of Delaware</u> Preliminary Site Plan	KS
<u>Ocean View Beach Club North (F.K.A Lighthipe)(C/Z 1768) RPC</u> Preliminary Site Plan	BM



S-22-36 Chester and Shirley Townsend (C/U 2253) HW
Preliminary Site Plan

Chase Bank KS
Preliminary Site Plan

Lands of Richard & Beth Miller HW
Minor Subdivision off of a 50-ft Easement

Lands of Dennis O’Neal KH
Minor Subdivision off of a 50-ft Easement

(2006-73) The Vines of Sandhill KH
Request to Revise Conditions of Approval Relating to Recreational Amenities

Old Business

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.

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.

Public Hearings

2022-06 Amelie Sloan Trust – A standard subdivision to divide multiple parcels containing 4.57 acres +/- into six (6) 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 north side of Cedar Lane and Pinewater Drive and on the southeast side of Blackberry Lane with access off Sloans Lane, approximately 0.44 mile east of Multiflora Drive. Tax Parcels: 234-17.12-99.01, 99.02, 99.03 & 99.04. Zoning: AR-1 (Agricultural Residential District).

2022-03 Paradise Meadows – A cluster subdivision to divide 95.87 acres +/- into one hundred and ninety-one (191) 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 south side of Cave Neck Road (S.C.R. 88), approximately 1.3 mile east of the intersection of Cave Neck Road (S.C.R. 88) and Diamond Farm Road (S.C.R. 257). Tax Parcel: 235-21.00-182.00. Zoning: AR-1 (Agricultural Residential District).

2022-13 Lands of Chad E. & Amy L. Reed – A standard subdivision within the existing Loblolly Village major subdivision, to divide 6.94 acres +/- into two (2) single family lots, to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the north side of Loblolly Avenue a private street within the major subdivision, approximately 500 feet north of Johnson Road (S.C.R. 207). Tax Parcel: 330-15.13-44.00. Zoning: MR (Medium-Density Residential District).

C/U 2326 Sun Leisure Point Resort, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an amendment of Condition “N” of the conditions of approval in Ordinance No. 2766 (Conditional Use No. 2201) relating to the sale of campsites within a campground/RV park to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.0 acres, more or less. The property is lying on the south side of Dogwood Lane, approximately 305 feet south of Radie Kay Lane, approximately 0.29-mile northeast of Long Neck Road (Rt. 23). 911 Address: 25491 Dogwood Lane, Millsboro. Tax Parcels: 234-24.00-38.00 (portion of) (F.K.A. Tax Parcels: 234-24.00-39.02 & 39.06).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 20, 2022 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, October 26, 2022.

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