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# Sussex County Planning & Zoning Commission

## AGENDA

October 28, 2021

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – June 24, 2021 (revised), July 8, 2021 (revised)

### Other Business

#### Sussex Central High School Addition

Revised Preliminary Site Plan

KH

### Old Business

#### C/U 2265 Pro Carpet, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a carpet business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.52 acre, more or less. The property is lying on the east side of Miller Street, approximately 0.16 mile north of Mount Joy Rd. (S.C.R. 297). 911 Address: 26315 Miller Street, Millsboro. Tax Parcel: 234-21.00-189.00.

#### C/U 2267 Cynthia B. Gibbs

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a catering business to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 6.12 acres, more or less. The property is lying on the southwest side of Hollytree Road (S.C.R. 226), approximately 0.28 mile southeast of Fleatown Rd. (S.C.R. 224). 911 Address: 11420 Hollytree Road, Lincoln. Tax Parcel: 230-20.00-9.10.

#### C/U 2268 Staci C. & Winfield S. Walls Jr.

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a boat shrink wrapping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.97 acres, more or less. The property is lying on the southwest side of Gull Point Road (S.C.R. 313), approximately 0.52 mile southeast of John J. Williams Highway (Route 24). 911 Address: 30600 & 30606 Gull Point Road, Millsboro. Tax Parcel: 234-33.00-44.00.



**C/U 2269 Dennis Nelson Jr.**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for tractor trailer parking to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 2.17 acres, more or less.** The property is lying on the northeast side of Craigs Mill Road (S.C.R. 556), approximately 0.42 mile north of Woodland Road (S.C.R. 536). 911 Address: 26147 Craigs Mill Road, Seaford. Tax Parcel: 531-12.00-129.00

**Public Hearings**

**2021-08 The Knoll**

BM

A Coastal Area cluster subdivision to divide 14.66 acres +/- into 33 single-family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the east side of Irons Lane (S.C.R. 348), approximately 0.44 mile north of Holts Landing Road (S.C.R. 346). Tax Parcel: 134-7.00-163.00. Zoning: AR-1 (Agricultural Residential District).

**2021-09 Brookland Farm**

HW

A Coastal Area cluster subdivision to divide 42.82 acres +/- into 92 single-family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the east side of Bayard Road (S.C.R. 384), approximately 0.51-mile north of Zion Church Road (Route 20). Tax Parcel: 533-11.00-87.00. Zoning: AR-1 (Agricultural Residential District).

**2021-10 Graywood Springs**

KS

A cluster subdivision to divide 58.11 acres +/- into 38 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 east side of Oyster Rocks Road (S.C.R. 264) approximately 0.45-mile northeast of Coastal Highway (Rt. 1). Tax Parcel: 235-16.00-40.00. Zoning: AR-1 (Agricultural Residential District).

**RECESS**

**C/U 2264 Laudan Investments, LLC**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for professional offices to be located on certain parcels of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.68 acres, more or less.** The property is lying on the southeastern side of Savannah Road (S.C.R. 443A), approximately 0.77-mile northeast of Wescoats Road (Rt. 12). 911 Addresses: 1302 & 1304 Savannah Road, Lewes. Tax Parcels: 335-8.18-15.00 & 335-8.18-16.00

**C/U 2271 Chris Brasure**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1920 (Ordinance No. 2240) to allow for office space to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.35 acres, more or less.** The property is lying on the northeast corner of the intersection of Lighthouse Road (Rt. 54) and Dickerson Road (S.C.R. 389). 911 Address: 33095 and 33113 Lighthouse Road, Selbyville. Tax Parcels: 533-18.00-25.00.

**C/U 2272 Charles Stanley**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a landscaping business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 0.68 acres, more or less. The property is lying on the northwest side of Old Meadow Road (S.C.R. 530), approximately 0.89 mile southwest of Old Furnace Road (S.C.R. 46). 911 Address: 24250 Old Meadow Road, Seaford. Tax Parcel: 231-12.00-40.01.**

**Additional Business**

- Discussion relating to 2022 Commission Meeting Schedule
- November 4, 2021 meeting start time 3:00 PM

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 21, 2021 at 9:00 a.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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, October 27, 2021.

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