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Sussex County Planning & Zoning Commission

AGENDA

November 4, 2021

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 26, 2021, October 13, 2021, and October 14, 2021

Other Business

2004-38 Wetherby Subdivision

Revised Final Subdivision Plan

KS

2018-13 Anchors Run

Preliminary Amenities Plan

KS

2018-01 Acadia Landing

Preliminary Amenities Plan

KS

Patriots Glen RPC

Preliminary Site Plan

BM

APD 2021-01 - Webb Family Farms (S-21-10-297)

Consideration of Agricultural Preservation District

Old Business

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 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.

Public Hearings

C/U 2273 Michael Parsons

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the use of commercial deliveries of parts to be sold offsite to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.99 acres, more or less. The property is lying on the south side of Pecan Drive, approximately 475 ft. east of Hopkins Road (S.C.R. 286). 911 Address: 30274 Pecan Drive, Lewes. Tax Parcel: 234-5.00-49.00

C/U 2314 Millsboro Fire Company

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a fire department substation to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.54 acres, more or less. The property is lying on the northeast corner of Millsboro Highway (Rt. 24) and Lewis Road (S.C.R. 409). 911 Address: 30134 Millsboro Highway, Millsboro. Tax Parcel: 133-20.00-17.16

AN ORDINANCE TO AMEND CHAPTER 99, SECTIONS 99-5, 99-6, 99-7, 99-23, 99-24, 99-26, AND 99-30, AND CHAPTER 115 SECTIONS 115-4, 115-25, 115-193, 115-220 AND 115-221 REGARDING CERTAIN DRAINAGE FEATURES, WETLANDS AND WATER RESOURCES AND THE BUFFERS THERETO.

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 234-23.00-270.00

RECESS

C/Z 1936 OA-BP Marina Bay-Lakeside, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District – Residential Planned Community to a MR-RPC Medium Density Residential District Residential Planned Community to amend conditions of approval of Change of Zone No. 1883 (Ordinance No. 2690) and Change of Zone No. 1475 (Ordinance No. 1573) relating to the maximum number and types of

housing permitted for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 778.39 acres, more or less. The property is lying on the south end of Bay Farm Road (S.C.R. 299) and the south side of Trinity Road (S.C.R. 299A). 911 Address: N/A. Tax Parcels: 234-30.00-1.00 thru 430.00.

C/Z 1937 Double DB, LP

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and GR General Residential District to an AR-1/MR-RPC Agricultural Residential District and Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 29.07 acres, more or less. The property is lying on the west side of Wil King Rd. (Route 288) approximately 0.89 miles north of Conleys Chapel Road (Route 280B). 911 Addresses: 20440, 20452, and 20464 Wil King Road, Lewes. Tax Parcels: 234-6.00-26.00, 26.01, 26.02, 26.03, 26.05, and 59.19.

Additional Business

- Executive Session – Pending/Potential Litigation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 28, 2021 at 6:55 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, November 3, 2021.

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