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Sussex County Planning & Zoning Commission

AGENDA

November 17, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 13, 2022

Public Comment

Other Business

Americana Bayside Residential Planned Community (RPC)(C/Z 1393) BM
Revised Master Plan (MP-15)

The Peninsula (MR-RPC) Still Waters BM
Revised Final Site Plan

Blessing Greenhouses & Compost Facility, Inc. KS
Final Site Plan

Eagles Nest Senior Care Facility HW
Preliminary Site Plan

2004-43 Independence KH
Revised Amenities Plan

2022-13 Chad E. & Amy L. Reed KH
Revised Final Subdivision Plan

Old Business

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).

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.

2022-06 Amelie Sloan Trust

KS

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

HW

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).

C/Z 1969 Ron Sutton

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.45 acres, more or less. The property is lying on the southeast side of Central Avenue (Rt. 84), approximately 0.17-mile northeast of the intersection of Peppers Corner Road (S.C.R. 365) and Central Avenue (Rt. 84). 911 Address: 34667 Central Avenue, Frankford. Tax Parcels: 134-19.00-24.00.

C/U 2339 Ron Sutton

BM

An Ordinance to grant a Conditional Use of land in a MR Medium Residential District for multi-family (60 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.45 acres, more or less. The property is lying on the southeast side of Central Avenue (Rt. 84), approximately 0.17-mile northeast of the intersection of Peppers Corner Road (S.C.R. 365) and Central Avenue (Rt. 84). 911 Address: 34667 Central Avenue, Frankford. Tax Parcels: 134-19.00-24.00.

C/U 2328 Sunrise Solar

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a 5.8 megawatt ground-mounted solar farm to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 32.90 acres, more or less. The property is lying on the north side of Fleatown Road (S.C.R. 224) and on the west side of Clendaniel Pond Road (S.C.R. 38), approximately 0.50 mile east of

Greentop Road (S.C.R. 225). 911 Address: N/A. Tax Parcel: 230-13.00-121.00.

C/U 2329 Thomas Drgon Trustee

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a boat restoration business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.20 acres, more or less. The property is lying on the southwest side of Dirickson Creek Road (S.C.R. 364B), approximately 0.23 mile southeast of the intersection of Millers Neck Road (S.C.R. 364A) and Dirickson Creek Road (S.C.R. 364B). 911 Address: 37230 Dirickson Creek Road, Frankford. Tax Parcel: 134-21.00-14.07.

C/U 2331 Sweet Meadows Riding Academy

BM

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a horse-riding academy with overnight accommodations and associated agricultural activities to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.0 acres, more or less. The property is lying on Sweet Meadow Lane on the north side of Deer Run Road (S.C.R. 388), approximately 0.5 mile southwest of Zion Church Road (Rt. 20). 911 Address: 37033 Sweet Meadow Lane, Selbyville. Tax Parcel: 533-11.00-27.04.

C/U 2335 Joseph Kraft

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a gunsmithing business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.12 acres, more or less. The property is lying on the northeast side of Utica Road (S.C.R. 632), approximately 0.24 mile south of Lighthouse Lane. 911 Address: 12559 Utica Rd, Greenwood. Tax Parcels: 430-6.00-4.03.

Public Hearings

C/U 2325 David & Sandra Blank

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 30.76 acres more or less. The property is lying on the northeast side of Jay Patch Road (S.C.R. 376A), approximately 0.5-miles southeast of Pepper Road (S.C.R. 376). 911 Address: N/A. Tax Parcel: 533-9.00-58.00.

C/U 2327 Howard L. Ritter & Sons, Inc.

KS

An Ordinance to grant a Conditional Use of land in an AR-1 District to allow the continued sales and storage of stone, mulch, soil, and related outdoor products at the property with the existing, non-conforming borrow pit to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 50.90 acres, more or less. The property is lying on the southwest side of Plantations Road (Rt. 1D), approximately 0.18 mile southeast of Robinsonville Road (S.C.R. 277). 911 Address: 33508 Ritter Lake Road, Lewes. Tax Parcel: 334-12.00-7.00.

C/U 2336 Community Power Group, 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 portion of a certain parcel of land lying and

being in Broad Creek Hundred, Sussex County, containing 25.012 acres, more or less.

The property is lying on the north side of Woodland Ferry Road (S.C.R. 78) 0.15 miles east of the intersection of Woodland Ferry Road (SCR 78) and Bethel Road (SCR 493) and on the east side of Bethel Road (SCR 493) 0.2 miles north of the intersection of Woodland Ferry Road (SCR 78) and Bethel Road (SCR 493). 911 Address: N/A. Tax Parcel: 232-5.00-11.03 (p/o).

C/U 2337 Community Power Group, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for a solar farm to be located on a portion of a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 25.327 acres, more or less. The property is lying on the north side of Beach Highway (Route 16), approximately 0.20 mile east of Dupont Boulevard (Route 113). 911 Address: 18019 Beach Highway, Milton. Tax Parcel: 230-26.00-39.00 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 9, 2022 at 11:45 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.

Please note that Application 2021-23 Stillwater Harbor is not included in the agenda for the Planning & Zoning Commission meeting of November 17, 2022. The Applicant has requested a revision to this application and it will be re-noticed for a future meeting date of the Planning & Zoning Commission.

-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 16, 2022.

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