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Sussex County Planning & Zoning Commission

AGENDA

November 18, 2021

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Old Business

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).

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

**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.
(TO ANNOUNCE CLOSURE OF RECORD)**

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.

Public Hearings

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 532-12.00-1.00, 532-12.00-27.00, 532-18.00-42.00, 532-18.00-44.00 AND 532-19.00-1.00

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01

2021-11 Lightship Cove (F.K.A Fisher Road)

KS

A cluster subdivision to divide 51.97 acres +/- into 97 single-family lots to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is lying on the south side of Fisher Road (S.C.R. 262), approximately 1.54 mile southeast of Lewes-Georgetown Highway (Rt. 9). Tax Parcel: 334-10.00-69.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2274 Jed James (R&J Farms Limited Partnership)

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a repair shop to be located on a certain parcel of land lying and being in

Broad Creek Hundred, Sussex County, containing 0.918 acres, more or less. The property is lying on the southwest side of East Trap Pond Road (S.C.R. 62), approximately 0.55 mile southwest of Hardscrabble Road (Rt. 20). 911 Address: 28274 East Trap Pond Road, Laurel. Tax Parcel: 232-9.00-5.01

C/U 2275 Christopher L. Hooper

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for retail sales of antiques and collectibles to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 9.7 acres, more or less. The property is lying on the south side of Seashore Highway (Rt. 18/404), approximately 2.32 miles west of Dupont Boulevard (Rt. 13). 911 Address: 16842 Seashore Highway, Georgetown. Tax Parcel: 231-7.00-36.00

C/U 2276 Atlantic Well Drilling, Inc.

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a water well drilling business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.04 acres, more or less. The property is lying on the south side of Concord Road, approximately 0.16 mile southeast of the intersection of Concord Road, Baker Mill Road (S.C.R. 483) and Church Road (Rt. 20A). 911 Address: 10872 Concord Road, Seaford. Tax Parcel: 132-3.00-4.09

C/Z 1941 Charletta Speaks-Floyd

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.95 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 0.15 mile southwest of Hollyville Road (S.C.R. 305). 911 Addresses: N/A. Tax Parcel: 234-32.00-60.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Nov 10, 2021 at 1:45 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 17, 2021.

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