

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**

November 19, 2020

5:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – October 22, 2020

Other Business

Bioenergy Development Group, LLC (CU 1962) HW
Final Site Plan (Foundation Only)

Hang 10 LLC (Diego's Hideaway) BM
Revised Site Plan

Tranquility at Breakwater (S-18-94) KS
Preliminary Site Plan

Ashton Oaks (S-20-38) KH
Preliminary Site Plan

S-20-40 Millsboro Cell Tower – Verizon Wireless HW
Preliminary Site Plan

S-20-41 M & E Properties HW
Preliminary Site Plan

Lands of Floyd V. & Julia A Bucci KS
Minor Subdivision off a 50-ft easement

Old Business

C/U 2247 Hillary Brock KS
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential



District for a mini spa to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.50 acres, more or less. The property is lying on the west side of Beaver Dam Rd. (Rt. 23) approximately 0.41 mile south of Hopkins Rd. (S.C.R. 286). 911 Address: 19950 Beaver Dam Rd., Lewes. Tax Parcel: 234-5.00-44.09

C/Z 1932 Jeff-Kat, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.78 acre, more or less. The property is lying on the east side of Kings Highway (Route 9) approximately 900 feet southeast of Theodore C. Freeman Highway (S.C.R 23). 911 Address: 1005 Kings Highway, Lewes. Tax Parcel: 335-8.00-40.00 (portion of)

Public Hearings

C/U 2243 Keith Twardowski

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and GR General Residential District for a landscaping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.18 acres, more or less. The property is lying on the north side of Friendship Road (S.C.R. 306A), approximately 0.36 mile southwest of Indian Mission Road (Rt. 5). 911 Address: 33602 Samantha Drive, Millsboro. Tax Parcel: 234-23.00-51.00

~~**C/Z 1923 Reed Farms, LLC**~~

~~KS~~

~~**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 67.31 acres, more or less.** The property is lying on the west side of Gravel Hill Rd. (Rt. 30) approximately 309 feet south of Milton-Ellendale Hwy. (Rt. 16). 911 Address: 14888, 14866. & 14742 Gravel Hill Rd., Milton. Tax Parcels: 235-13.00-29.00, 29.01 & 235-14.00-570.00~~

PUBLIC HEARING TO BE RESCHEDULED

C/Z 1927 Preston Lynch Dyer and Mason Dyer

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.5 acres, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.12 mile west of Josephs Rd. (S.C.R. 281). 911 Address: N/A. Tax Parcel: 334-4.00-34.02 & 34.03

Additional Business

- Discussion in relation to 2021 Planning & Zoning Commission Schedule

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 12, 2020 at 10:00 p.m., and at least seven (7) days in advance of the meeting.

Revised on 11/16/2020 to removed C/Z 1923 Reed Farms, LLC – this hearing will be rescheduled.

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 INSTRUCTIONS-

**** The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chamber seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide 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 shall be submitted by 5:00 P.M on Wednesday, November 18, 2020

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