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Sussex County Planning & Zoning Commission

REVISED AGENDA

November 30, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 26, 2023

Public Comment

Other Business

- | | |
|---|----|
| <u>S-22-01 Lands of W. Scott Walls & Staci Walls</u>
Preliminary & Final Site Plan | HW |
| <u>S-22-26 Seychelles</u>
Revised Preliminary & Final Site Plan | HW |
| <u>S-23-43 Lands of Greenpath Seaford Landco LLC - (Glenville Hollow Solar)</u>
Preliminary Site Plan | BB |
| <u>S-23-50 Lands of Beebe Medical Center Inc - (Long Neck Health Center)</u>
Preliminary Site Plan | BM |
| <u>Lands of David A. Carpenter</u>
Minor Subdivision Plan off of a 50-ft. Easement | HW |
| <u>Lands of M&M Properties, LLC (Hersel Davis Road)</u>
Minor Subdivision Plan off of a 55-ft Easement | BM |
| <u>Lands of M&M Properties, LLC (Lincoln Way)</u>
Minor Subdivision Plan off of a 50-ft Easement | BM |
| <u>Lands of Shownee Road Estate, LLC</u>
Minor Subdivision Plan off of a 50-ft Easement | BB |



Old Business

C/U 2447 Elk Development, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on certain parcels of land lying and being in Broad Creek Hundred, Sussex County, containing 51.83 acres, more or less. The properties are lying on the east side of River Road (S.C.R. 490), at the intersection of Morgan Branch Road and River Road (S.C.R. 490). 911 Addresses: N/A Tax Map Parcels: 132-1.00-5.00 (p/o) & 132-6.00-78.03.

Recess

Public Hearings

C/U 2491 St. Michael the Archangel Church

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for an on-premises electronic message center sign to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.94 acres, more or less. The property is lying on the north side of Mount Joy Road (S.C.R. 297) and the west side of John J. Williams Highway (Rt. 24), at the intersection of Mount Joy Road (S.C.R. 297) and John J. Williams Highway (Rt. 24). 911 Address: 30839 Mount Joy Road, Millsboro. Tax Map Parcel: 234-29.00-263.06.

C/U 2477 State of Delaware

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a police station to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 44 acres, more or less. The property is lying on the east side of Patriots Way (S.C.R. 318), approximately 0.3 mile north of Avenue of Honor (S.C.R. 86). 911 Address: N/A. Tax Map Parcel: 133-7.00-8.00 (p/o).

C/U 2394 Wayne Development, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a commercial storage facility with RV and boat storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 14.34 acres, more or less. The property is lying on the southwest side of Gull Point Road (S.C.R. 313), approximately 591 ft. northeast of Downs Landing Road. 911 Address: N/A. Tax Map Parcel: 234-34.00-4.01.

C/Z 1991 Sycamore Chase Expansion

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR-RPC Medium-Density Residential – Residential Planned Community District for certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 73.95 acres, more or less. The property is lying on the north side of Daisey Road (S.C.R. 370), approximately 0.6 mile west of Bayard Road (S.C.R. 384). 911 Address: 34665, 34723 & 34771 Daisey Road, Frankford. Tax Map Parcel: 134-18.00-45.00, 51.00 and P/O 53.00, 54.00 & 54.01.

C/Z 1997 Waste Management of Delaware, Inc.

BM

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 Little Creek Hundred, Sussex County, containing 5.219 acres, more or less. The property is lying on the west side of Old Stage Road (S.C.R. 461), at the intersection of Old Stage Road (S.C.R. 461) and Trussum Pond Road (S.C.R. 462). 911 Address: N/A. Tax Map Parcel: 332-2.00-79.01.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 22, 2023, at 11:15 a.m., and at least seven (7) days in advance of the meeting.

The agenda was revised on November 27, 2023, at 9:54 p.m. to remove the Old Business items for C/U 2404, C/U 2405, and C/U 2456 submitted on behalf of Elk Development, LLC.

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://sussexcountye.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, November 29, 2023.

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