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Sussex County Planning & Zoning Commission

AGENDA

December 15, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 3, 2022

Public Comment

Other Business

<u>Americana Bayside MR-RPC – Freeman Arts Pavilion</u> Revised Parking Plan	BM
<u>2021-02 The Estuary Phase 4 (2005-64 & 2019-06)</u> Final Subdivision Plan	HW
<u>Yellow Metal, LLC</u> Revised Final Site Plan	HW
<u>Twin Cedars GR-RPC (C/Z 1942)</u> Preliminary Site Plan	BM
<u>S-17-39 The Vineyards at Nassau Valley – Phase 3</u> Amenities Plan	KS
<u>S-22-39 Southern Delaware Medical Center, LLC (C/U 2316)</u> Preliminary Site Plan & Landscape Plan	KS
<u>S-22-35 Dartmouth Drive Storage</u> Revised Preliminary Site Plan	HW
<u>Lands of Yoder</u> Minor Subdivision off of a 50-ft Easement	KH



Lands of Toney Floyd

BM

Minor Subdivision off of a 50-ft Easement

Lands of Lockhaven

KS

Minor Subdivision off of a 50-ft Easement

Old Business

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 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.

Ord. 22-08

An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel 135-11.00-65.00. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/Z 1959 Charles E. Turner Jr.

HW

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 Georgetown Hundred, Sussex County, containing 9.72 acres, more or less. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/U 2320 Charles E. Turner Jr.

HW

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family dwellings (42 units) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 9.72 acres, more or less. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

Recess

Public Hearings

2021-34 Suncrest (F.K.A. Marsh Homestead)

KS

A Coastal Area cluster subdivision to divide 18.02 acres +/- into forty-one (41) 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 south side of Waterview Road (S.C.R. 279A), approximately 0.19-mile east of the intersection of Camp Arrowhead Road (S.C.R. 279) and Waterview Road (S.C.R. 279A) Tax Parcel: 234-12.00-22.31. Zoning: AR-1 (Agricultural Residential).

C/U 2342 Turning Point Energy - TPE DE SU07, LLC

KH

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 certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 27.5 acres, more or less. The property is lying on the west side of Elks Road (Rt. 46) approximately 0.50 miles west of the intersection of Elks Road (Rt. 46) and Sussex Highway (Rt. 13). 911 Address: N/A. Tax Parcel: 331-1.00-15.01 (p/o).

C/U 2343 Turning Point Energy - TPE DE SU163, 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 certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 25.00 acres, more or less. The property is lying on the west side of Gravel Hill Road (S.C.R. 248) approximately 0.37 mile north of the intersection of Gravel Hill Road (S.C.R. 248) and Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Parcel: 135-11.00-48.00 (p/o).

C/U 2344 Turning Point Energy – TPE DE SU113, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a 35-acre solar farm to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 35.58 acres, more or less. The property is lying on both the east and west sides of East Trap Pond Road (S.C.R. 62), approximately 0.4 mile north of Substation Road (S.C.R. 518), with solar panels to be located on the east side of East Trap Pond Road (S.C.R. 62). 911 Address: N/A. Tax Parcel: 135-22.00-23.00 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 8, 2022 at 6:30 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, December 14, 2022.

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