

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

REVISED AGENDA*

December 16, 2021

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 18, 2021

Additional Business

Lands of Dutch Brothers, LLC

Minor Subdivision off of a 50-ft Easement

KS

Lands of Wyatt F. Hammond

Minor Subdivision off a 50-ft Easement

KH

(2005-16) Cypress Creek Estates

Determination as to Substantially Underway Status

KH

Old Business

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.

C/Z 1940 Community Bank Delaware c/o Stephen W. Spence

BM

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 Indian River Hundred, Sussex County, containing 1.76 acres, more or less. The property is lying on the southwest corner of the intersection of Indian Mission Road (Rt. 5) and John J. Williams Highway (Rt. 24). 911 Address: 31816 & 24882 Indian Mission Road, Millsboro. Tax Parcel: 234-23.00-262.00.



Public Hearings

2021-05 Turnberry (F.K.A. Unity Branch)

KS

A cluster subdivision to divide 135.524 acres +/- into 196 single family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the east and southeast side of Hollyville Road, approximately 0.8 mile south of Hurdle Ditch Road (S.C.R. 290). Tax Parcels: 234-16.00-1.01, 1.02, 3.00, 4.00 and 5.00. Zoning: AR-1 (Agricultural Residential District).

~~C/U 2263 Southern Comfort Delaware, LLC~~

BM

~~An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a warehousing facility with offices to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.13 acres, more or less.~~ The property is lying on the west side of Irons Lane (S.C.R. 348) off Buckeye Lane, approximately 0.42 mile south of Holts Landing Road (S.C.R. 346). 911 Address: N/A. Tax Parcel: 134-7.00-143.00

C/U 2277 Avalon Woods Owners Association, Inc.

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District to designate Lot 39, Block A within the existing Avalon Woods Subdivision as open space and to allow for a shed amenity to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.42 acres, more or less. The property is lying on the southwest side of Avalon Drive within the existing Avalon Woods Subdivision, approximately 0.25 mile south of Avalon Road (S.C.R. 302A). 911 Address: 27826 Avalon Drive, Georgetown. Tax Parcel: 234-15.00-81.00.

C/Z 1947 Kenneth P. Adams

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District and AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for certain parcels of land lying and being in Dagsboro Hundred, Sussex County, containing 4.33 acres and 0.08 acre, more or less. The property is lying on the southwest side of DuPont Boulevard (Route 113) approximately 351 feet northwest of Governor Stockley Road (S.C.R. 432). 911 Addresses: 25116, 25076 & 25136 DuPont Boulevard, Georgetown. Tax Parcels: 133-6.00-50.00 & p/o 50.02.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Dec 9, 2021 at 8:30 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.

*This agenda was revised on December 13, 2021 at 12:30 p.m to remove application C/U 2263 Southern Comfort Delaware, LLC from the agenda following receipt of a request from the Applicant to withdraw this application.

-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 15, 2021.

###