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# Sussex County Planning & Zoning Commission

## AGENDA

December 8, 2022

5:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – October 27, 2022

### Public Comment

### Other Business

- |                                                                                                                  |    |
|------------------------------------------------------------------------------------------------------------------|----|
| <u>S-22-19 Sussex Regional Recharge Facility (F.K.A Artesian Wastewater Management)</u><br>Preliminary Site Plan | KH |
| <u>Lands of David &amp; Bonnie Wooten</u><br>Minor Subdivision off of a 50-ft Easement                           | BW |
| <u>Lands of Lucas Perez Velaquez and Zayuri Perez</u><br>Minor Subdivision off of a 50-ft Easement               | KH |
| <u>Lands of Lockhaven Farms</u><br>Minor Subdivision off of a 50-ft Easement                                     | KS |
| <u>Lands of Linda Bunch</u><br>Minor Subdivision off of a 50-ft Easement                                         | HW |
| <u>Lands of Wyatt</u><br>Minor Subdivision off of a 50-ft Easement                                               | KH |
| <u>Lands of AAA Storage Limited Partnership</u><br>Minor Subdivision off of a 50-ft Easement                     | KH |
| <u>Lands of Delnova Properties, LLC</u><br>Minor Subdivision off of a 50-ft Easement                             | HW |



**Lands of Delnova Properties, LLC**

HW

Minor Subdivision off of a 50-ft Easement

**Lands of Kimberlee E. Lee**

BM

Minor Subdivision off of a 25-ft Easement

**Old Business**

**2021-25 Four Winds Farm**

KS

A cluster subdivision to divide 168.9 acres +/- into three-hundred and thirty-six (336) 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 Shingle Point Road (S.C.R. 249), approximately 0.88 mile south of the intersection of Shingle Point Road (S.C.R. 249) and Harbeson Road (Route 5). Tax Parcel: 235-25.00-39.00. Zoning: AR-1 (Agricultural Residential District).

**TO ANNOUNCE RECEIPT OF TRAFFIC IMPACT STUDY INFORMATION**

**C/U 2325 David & Sandra Blank**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 30.76 acres more or less.** The property is lying on the northeast side of Jay Patch Road (S.C.R. 376A), approximately 0.5-miles southeast of Pepper Road (S.C.R. 376). 911 Address: N/A. Tax Parcel: 533-9.00-58.00.

**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.

**Recess**

**Public Hearings**

**2021-36 Wynford Preserve (F.K.A. Prettyman Road Development, LLC)**

HW

A cluster subdivision to divide 50.50 acres +/- into one hundred (100) single-family lots to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County. The property is lying on the south side of Prettyman Road (S.C.R. 254), approximately 0.87-mile northwest of Lewes-Georgetown Highway (Rt. 9). Tax Parcel: 235-29.00-25.00. Zoning: AR-1 (Agricultural Residential).

**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.

**Additional Business**

- Discussion as to Potential Amendment to Rules of Procedure

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 1, 2022 at 1:30 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.**

**Please note: Application C/Z 1970 Eagles Nest Fellowship Church, Inc. and the associated Ordinance (Ord. 22-03) to request an amendment to the Future Land Use Map Element of the Comprehensive Plan, have not been included in the agenda for the meeting. Application C/Z 1970 has been withdrawn at the request of the Applicant and will not be heard at this meeting.**

-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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, December 7, 2022.

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