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Sussex County Planning & Zoning Commission

AGENDA

December 9, 2021

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 28, 2021 and November 4, 2021

Old Business

2021-04 Autumdale (F.K.A Fairmont)

KS

A cluster subdivision to divide 73.905 acres +/- into 104 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 Hollyville Road (S.C.R. 48), approximately 0.43 mile southwest of the intersection of Harbeson Road (Rt. 5) and Hollyville Road. Tax Parcel: 234-10.00-14.00. Zoning: AR-1 (Agricultural Residential District).

TO ANNOUNCE RECEIPT OF TRANSPORTATION INFORMATION

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 532-12.00-1.00, 532-12.00-27.00, 532-18.00-42.00, 532-18.00-44.00 AND 532-19.00-1.00

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01

2021-11 Lightship Cove (F.K.A Fisher Road)

KS

A cluster subdivision to divide 51.97 acres +/- into 97 single-family lots to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is lying on the south side of Fisher Road (S.C.R. 262), approximately 1.54 mile southeast of Lewes-Georgetown Highway (Rt. 9). Tax Parcel: 334-10.00-69.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2274 Jed James (R&J Farms Limited Partnership)

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a repair shop to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 0.918 acres, more or less. The



property is lying on the southwest side of East Trap Pond Road (S.C.R. 62), approximately 0.55 mile southwest of Hardscrabble Road (Rt. 20). 911 Address: 28274 East Trap Pond Road, Laurel. Tax Parcel: 232-9.00-5.01

C/U 2275 Christopher L. Hooper

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for retail sales of antiques and collectibles to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 9.7 acres, more or less. The property is lying on the south side of Seashore Highway (Rt. 18/404), approximately 2.32 miles west of Dupont Boulevard (Rt. 13). 911 Address: 16842 Seashore Highway, Georgetown. Tax Parcel: 231-7.00-36.00

C/U 2276 Atlantic Well Drilling, Inc.

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a water well drilling business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.04 acres, more or less. The property is lying on the south side of Concord Road, approximately 0.16 mile southeast of the intersection of Concord Road, Baker Mill Road (S.C.R. 483) and Church Road (Rt. 20A). 911 Address: 10872 Concord Road, Seaford. Tax Parcel: 132-3.00-4.09

C/Z 1941 Charletta Speaks-Floyd

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.95 acres, more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24), approximately 0.15 mile southwest of Hollyville Road (S.C.R. 305). 911 Addresses: N/A. Tax Parcel: 234-32.00-60.00

Public Hearings

C/U 2279 Ron Sutton

BM

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family dwellings (11 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less. The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 0.66 mile south of Garfield Parkway (Rt. 26). 911 Address: 33309 Kent Avenue, Bethany Beach. Tax Parcel: 134-17.11-6.00

C/U 2282 Lawrence Davies

BM

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a microbrewery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.35 acres, more or less. The property is lying on the southeast corner of the intersection of Cedar Neck Road (S.C.R. 357) and Hickman Road (S.C.R. 359). 911 Address: 38450 Hickman Road, Ocean View. Tax Parcel: 134-9.00-27.00

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.

C/Z 1944 Executive Lawn Management Property, LLC (c/o John Huss) 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 Broadkill Hundred, Sussex County, containing 3.68 acres, more or less. The property is lying on the north side of Lewes Georgetown Highway (Route 9) approximately 0.55 mile west of Prettyman Road (S.C.R. 254). 911 Address: 25141 Lewes Georgetown Highway, Georgetown. Tax Parcel: 235-30.00-6.20.

C/Z 1948 The Grande at Canal Point Maintenance Corporation BM
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium-Density Residential District, Residential Planned Community to a MR-RPC Medium-Density Residential District, Residential Planned Community to amend Conditions of Approval Number 15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786) in relation to piers, docks, boat ramps and other water related recreational facilities for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 180.60 acres, more or less. The property is lying on the east side of Hebron Road, approximately 0.19 mile south of the intersection of Hebron Road and Holland Glade Road (S.C.R. 271). 911 Address: N/A. Tax Parcel: 334-13.00-334.00, 1448.00-1750.00.

Additional Business

- Discussion relating to 2022 Meeting Schedule
- Executive Session – Pending/Potential Litigation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Dec 2, 2021 at 12:00 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 8, 2021.

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