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Sussex County Planning & Zoning Commission

AGENDA

February 17, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 8, 2021

Other Business

<u>Channel Pointe (F.K.A. Bishop's Pointe & Cannon Property) (2018-18)</u> Final Subdivision Plan	HW
<u>Hailey's Glen (F.K.A. Kielbasa) (2017-17)</u> Amenities Plan	BM
<u>Weston Willows Commercial Outparcels (S-17-31)</u> Revised Site Plan	KS
<u>Key Properties Group, LLC</u> Revised Site Plan	KH
<u>Brookland Farm (2021-09)</u> Request to Amend Conditions of Approval	HW
<u>Lands of Derek T. Campbell et. al</u> Minor Subdivision off of a 50-ft Easement	BM
<u>Lands of Frances J. Reed</u> Minor Subdivision off of a 50-ft Easement	KH
<u>Lands of Frank and Susan Deford</u> Minor Subdivision off of a 37-ft Easement	BM



Public Hearings

2021-27 Lands of Borders

KH

A major subdivision for the division of 9.28 acres +/- into two (2) single-family lots on a certain parcel of land lying and being in Seaford Hundred, Sussex County. The property is located on the west side of Herons Crossing approximately 270-feet north of Hearn's Pond Road (S.C.R. 544). Tax Parcel: 531-7.00-1.00. Zoning: MR (Medium Residential District).

C/U 2287 Danielle Roach

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a craft business with outdoor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.34 acres, more or less. The property is lying on the northwest side of Pine Road. 911 Address: 22928 Pine Road. Tax Parcel: 234-12.18-41.00.

C/Z 1950 Roxana Volunteer Fire Company

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an I-1 Institutional District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.5 acres, more or less. The property is lying on the northeast side of Lighthouse Road (Rt. 54) approximately 0.53-mile northwest of Bayville Road (S.C.R. 58B). 911 Address: 36843, 36855, & 36873 Lighthouse Road. Tax Parcels: 533-12.00-93.00, 93.01, & 93.02.

C/Z 1951 Shiloh Investments, LLC

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 4.17 acres, more or less. The property is lying on the south side of Lewes Georgetown Highway (Rt. 9) approximately 0.15-miles east of the intersection of Hudson Road (S.C.R. 258.) and Fisher Road (S.C.R. 262). 911 Address: N/A. Tax Parcel: 235-30.00-50.01

C/Z 1952 Samantha Broadhurst

KH

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 Georgetown Hundred, Sussex County, containing 22.60 acres, more or less. The property is lying on the west side of Dupont Blvd. (Rt. 113) approximately 0.33 mile north of Wilson Hill Rd. (S.C.R. 244). 911 Address: N/A. Tax Parcel: 135-9.00-26.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 10, 2022 at 9:30 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, February 16, 2022.

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