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Sussex County Planning & Zoning Commission

REVISED AGENDA

February 23, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 9, 2023

Public Comment

Other Business

Miralon (F.K.A Cool Spring)

Final Subdivision Plan

KS

Bay Forest Club Phase 6 Residential Planned Community (RPC)(C/Z 1921)

Revised Master Plan

BM

S-18-94 Tranquility at Breakwater

Revised Preliminary Site Plan

KS

S-18-96 Orchard Plaza

Revised Preliminary Site Plan

KS

S-22-32 Red Mill Pointe Office

Preliminary Site Plan

KS

S-23-02 Laurel Hardy's Self-Storage

Preliminary Site Plan

KH

S-23-03 Milton Community Food Pantry, Inc.

Preliminary Site Plan

KH

S-23-07 Lands of Rockswitch Properties, LLC

Preliminary Site Plan

KS



Lands of Thomas F. Dennis

BM

Minor Subdivision off of a 50-ft Easement

Lands of Antonia Torales Gonzalez

KH

Minor Subdivision off of a 20-ft Easement

Lands of Nasir Mahmood

KH

Minor Subdivision off of a 50-ft Easement

Lands of Lloyd M. and Joan L. Tyndall

HW

Minor Subdivision off of a 100-ft Easement

Old Business

Ord. 22-07

An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcels 135-15.00-98.00 & 98.01. The properties are located on the south side of Lewes Georgetown Highway (Route 9), approximately 0.4-miles east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes Georgetown Highway. 911 Address: 22242 Lewes Georgetown Highway, Georgetown. Tax Parcels: 135-15.00-98.00 & 98.01.

C/U 2369 Leeward Chase DE, LLC

HW

An Ordinance to grant a Conditional Use of land in an Agricultural Residential District for multi-family dwellings (106 units) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 50.80 acres, more or less. The properties are located on the south side of Lewes Georgetown Highway (Route 9), approximately 0.4-miles east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes Georgetown Highway. 911 Address: 22242 Lewes Georgetown Highway, Georgetown. Tax Parcels: 135-15.00-98.00 & 98.01.

C/U 2376 Jose Hernandez

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a swimming pool business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.56 acres, more or less. The property is lying on the north side of Hollyville Road (S.C.R. 48), approximately 0.28 mile southwest of Harbeson Road (Rt. 5). 911 Address: 23086 Hollyville Road, Harbeson. Tax Parcel: 234-10.00-70.03.

C/U 2340 Inland Bays Preservation Company, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a wastewater reclamation treatment facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 26.05 acres, more or less. The property is lying on the northeast side of Banks Road (S.C.R. 298), approximately 400 feet northwest of Green Road (S.C.R. 298A). 911 Address: N/A Tax Parcel: 234-17.00-170.00 (P/O).

C/U 2349 Lessard Builders

BM

An Ordinance to grant a conditional use of land in an MR Medium Density Residential District for multi-family (10 units) to be located on a certain parcel of land lying and

being in Indian River Hundred, Sussex County, containing 0.84 acre, more or less. The property is lying on the northwest side and the southeast side of Oak Orchard Road (Rt. 5), approximately 300 feet east of River Road (S.C.R. 312). 911 Address: 32768 Oak Orchard Road, Millsboro. Tax Parcel: 234-35.09-6.00.

Recess

Public Hearings

C/Z 2003 KAR Farming Company, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for certain parcels of land lying and being in Northwest Fork Hundred, Sussex County, containing 167 acres, more or less. The properties are lying on the west side of Sussex Highway (Route 13) and the north side of E. Newton Road (S.C.R. 584). 911 Address: N/A. Tax Map Parcel: 530-16.00-11.00 & 12.00.

C/U 2371 Georgetown Business Plaza, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a business park to include warehouses and office buildings to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 22.29 acres, more or less. The property is lying on the southwest side of Prettyman road (S.C.R. 254) approximately 0.52-miles northwest of Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Map Parcel: 235-30.00-6.00.

C/U 2366 IMPACT Life, Inc.

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a group home for more than 10 people to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 17.26 acres, more or less. The property is lying on the north side of Boyce Road (S.C.R. 547), approximately 0.15 mile east of Neals School Road (S.C.R. 553). 911 Address: 4973 Boyce Road, Seaford. Tax Map Parcel: 531-9.00-7.03.

C/U 2367 AtTack Addiction Foundation

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a group home for more than 10 people to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.86 acres, more or less. The property is lying on the east side of Hurdle Ditch Road (S.C.R. 290), approximately 0.28 mile north of Hollyville Road (Rt. 48). 911 Address: 22703 Hurdle Ditch Road, Harbeson. Tax Map Parcel: 234-10.00-69.01.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 16, 2023 at 4:15 p.m., and at least seven (7) days in advance of the meeting.

The agenda was revised on February 20, 2023, to remove the Old Business items relating to Ord 23-02 and C/Z 1995 Janice CRP3, LLC from the agenda.

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 22, 2023.

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