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Sussex County Planning & Zoning Commission

AGENDA*

February 25, 2021

5:00 P.M.

**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS
AT THE BOTTOM OF THE AGENDA**

Call to Order

Approval of Agenda

Approval of Minutes – January 21, 2021

Other Business

Estates at Milton Crossing Subdivision (2019-16) KS
Revised Preliminary Subdivision Plan

Furniture Land HW
Revised Preliminary Site Plan

Windmill Woods (C/U 1502) BM
Revised Site Plan

Boys & Girls Club of Delaware (S-21-01) BM
Revised Site Plan

Old Business

Ord. 20-07 - Future Land Use Map
AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00,
29.01 & 235-14.00-570.00

C/Z 1923 Reed Farms, LLC KS
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 a certain parcel of
land lying and being in Broadkill Hundred, Sussex County, containing 67.31 acres, more
or less. The property is lying on the west side of Gravel Hill Rd. (Rt. 30) approximately 309 feet



south of Milton-Ellendale Hwy. (Rt. 16). 911 Address: 14888, 14866. & 14742 Gravel Hill Rd., Milton. Tax Parcels: 235-13.00-29.00, 29.01 & 235-14.00-570.00

2019-30 Pelican Point 4-5

KS

A cluster subdivision to divide 109.99 acres +/- into 219 single family lots to be located within Pelican Point 2-5 subdivision on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the south and east sides of Townsend Rd. (S.C.R 303), approximately 750 ft. south of Harmons Hill Rd. (S.C.R. 302) and accessed off of Pelican Point Blvd. approximately 380 ft. west of Cannon Rd. (S.C.R 307). Tax Parcel: 234-16.00-21.03, 21.07, 23.01 and 234-16.00-1509.00 through 1697.00. Zoning District: AR-1 (Agricultural Residential District)

C/U 2258 Bioenergy Development Group, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1314 (Ordinance No. 1354) (as amended by Conditional Use No. 1691 (Ordinance No. 1865) and Conditional Use No. 1962 (Ordinance No. 2311)) to permit the processing and handling of poultry litter to include nutrient recovery for natural gas and electrical generation, to be located on a certain parcel of land lying and being in Broad Creek hundred, Sussex County, containing 228.88 acres, more or less. The property is lying on the west side of Seaford Rd. (Rt. 13A) approximately 0.2 mile north of Oneals Rd. (S.C.R. 485). 911 Address: 28338 Enviro Way, Seaford. Tax Parcels: 132-6.00-88.01 & 95.00, 132-11.00-41.00 & 41.02.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 18, 2021 at 6:00 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 INSTRUCTIONS-

* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: **Sussex County Council Chambers, Sussex County Administrative Office Building, 2 The Circle, Georgetown, DE, 19947**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide a dial-in telephone number for the public to listen to the meeting by telephone. **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

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

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