

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

March 10, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 10, 2022

Other Business

(2021-13) Baylis Estates Phase II BM
Final Subdivision Plan

The Peninsula on Indian River Bay MR-RPC (Phase 11 – Still Waters) BM
Revised Site Plan

(S-21-34) Lincoln Retirement Community KH
Preliminary Site Plan

(2004-55) Baylis Estates (Phase I) Amenities BM
Amenities Plan

(2018-20) Tanager Woods Amenities KS
Amenities Plan

(S-18-89) Friendship Creek Amenities HW
Amenities Plan

Lands of Kim Ireland KS
Minor Subdivision off of a 50-ft Easement

Old Business

2021-06 – Coral Lakes (F.K.A. Coral Crossing) KS
A Coastal Area cluster subdivision to divide 152.32 acres +/- into 315 single family lots to be located on a certain parcel of land and lying and being in Indian River Hundred, Sussex County. The property is located on the southwest side of Robinsonville Road (S.C.R 277) approximately



0.65 mile south of Kendale Road (S.C.R. 287) Tax Parcels: 234-6.00-67.00 & 84.00. Zoning: AR-1 (Agricultural Residential District).

2021-19 East Gate

HW

A Coastal Area cluster subdivision to divide 36.71 acres +/- into 88 single-family lots to be located on certain parcels of land and lying and being in Baltimore Hundred, Sussex County. The properties are located on the southwest side of Zion Church Road (Route 20), approximately 0.76 mile southeast of Evans Road (S.C.R. 383). Tax Parcels: 533-11.00-45.05, 45.06, 45.07 & 45.08. Zoning: GR (General Residential District).

C/U 2288 Broom Solar Partners

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 72.00 acres, more or less. The property is lying on the north side of Frankford School Road (S.C.R. 92) approximately 0.55 mile west of Pyle Center Road (S.C.R. 20). 911 Address: N/A. Tax Parcel: 533-5.00-47.00

C/U 2284 Eastern Shore Natural Gas Company

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the expansion of C/U 889 (Ordinance No. 536) for public utilities or public services uses to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 29.98 acres, more or less. The property being a landlocked parcel accessed off Emma Jane Lane, approximately 0.33 mile south of E. Newton Road (S.C.R. 584). 911 Address: 17019, 17025, 17035 & 17041 Black Cherry Drive, Bridgeville. Tax Parcel: 131-10.00-99.00

C/U 2285 Ashley DiMichele

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential Zoning District for a tourist home to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 2.831 acres, more or less. The property is lying on the south side of Cave Neck Road (S.C.R. 88), approximately 0.43 mile west of Diamond Farm Road (S.C.R. 257). 911 Address: 26182 Cave Neck Road, Milton. Tax Parcel: 235-21.00-48.00

C/U 2305 Barnhill Preserve of DE, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a zoological park to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 7.24 acres, more or less. The property is lying on the northeast side of Peppers Corner Road (S.C.R. 365), approximately 0.61 mile southeast of Roxanna Road (Route 17). 911 Address: 34215 Peppers Corner Road, Frankford. Tax Parcel 134-15.00-124.00

Public Hearings

C/Z 1953 Brasure Holdings, 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 portion of a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.646 acres, more or less. The property is lying on the northwest side of Lighthouse Road (Rt.

54) approximately 0.27 mile southwest of Zion Church Road (Rt. 20). 911 Address: 35131 Lighthouse Road, Selbyville. Tax Parcel: 533-19.00-13.02.

2022-01 Henlopen Properties, LLC

KS

A Coastal Area subdivision to divide 43.777 acres +/- into two hundred and sixty-seven (267) lots on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is located on the southeast side of Kings Highway (Rt. 9) and on the north side of Gills Neck Road (S.C.R. 267). Tax Parcel: 335-8.00-37.00 (portion of). Zoning: MR (Medium Residential District).

C/Z 1967 Henlopen Properties, LLC

KS

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 Lewes & Rehoboth Hundred, Sussex County, containing 43.777 acres, more or less. The property is lying on the southeast side of Kings Highway (Rt. 9) and on the north side of Gills Neck Road (S.C.R. 267). 911 Address: N/A. Tax Parcel: 335-8.00-37.00 (portion of).

C/Z 1968 Henlopen Properties, 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 Lewes & Rehoboth Hundred, Sussex County, containing 3.041 acres, more or less. The property is lying on the southeast side of Kings Highway (Rt. 9) approximately 0.11-mile northeast of the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: N/A. Tax Parcel: 335-8.00-37.00 (portion of).

C/U 2334 Henlopen Properties, LLC

KS

An Ordinance to grant a Conditional Use of land in a MR Medium Residential District for multi-family (267 units) to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 43.777 acres, more or less. The property is lying on the southeast side of Kings Highway (Rt. 9) and on the north side of Gills Neck Road (S.C.R. 267). 911 Address: N/A. Tax Parcel: 335-8.00-37.00 (portion of).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 3, 2022 at 3:45 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 that application C/Z 1962 Jeff-Kat, LLC has not been included in the agenda and will not be heard by the Planning & Zoning Commission at its meeting of March 10, 2022. This application will be re-noticed for a future 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. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, March 9, 2022.

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