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Sussex County Planning & Zoning Commission

AGENDA*

March 11, 2021

3:00 P.M.

PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION: ROOM 540, CARTER PARTNERSHIP CENTER AT DELAWARE TECHNICAL COMMUNITY COLLEGE, 21179 COLLEGE DRIVE, GEORGETOWN, DE
PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – February 11, 2021

Other Business

- | | |
|---|----|
| <u>Sycamore Chase (2018-24) (F.K.A Good Will Farm & Willow Run)</u>
Final Subdivision Plan | KH |
| <u>S-21-02 Stephen's Rentals, LLC</u>
Final Site Plan | BM |
| <u>S-20-11 Lands of H & S Properties, LLC</u>
Revised Preliminary Site Plan | KS |
| <u>Mountaire Farms – Millsboro Facility</u>
Revised Preliminary Site Plan | HW |
| <u>Yogi Bear's Jellystone Park Camp</u>
Revised Amenities Plan | KS |
| <u>Lands of Floyd D. Higel</u>
Minor Subdivision off a 50-ft Easement | BM |
| <u>Lands of Trinity Commercial Holdings, LLC</u>
Minor Subdivision off a 50-ft Easement | KS |



Public Hearings

C/Z 1909 Bay Developers, LLC (Twin Cedars, LLC)

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District and GR General Residential District to a C-1 General Commercial District and GR-RPC General Residential District - Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 64.22 acres, more or less. The property is lying on the south side of Zion Church Road, approximately 0.55 mile northwest of Bayard Road. 911 Address: N/A. Tax Parcel: 533-11.00-42.00

C/U 2251 – Heimlich Solar Partners, LLC

KH

An Ordinance to grant a Conditional Use of land in a GR General Residential District and an AR-1 Agricultural Residential District for a 35.4 acre solar field to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 142.80 acres, more or less. The property is lying on the east side of Mile Stretch Rd. (S.C.R 590) approximately 0.49 mile southeast of Scotts Store Rd. (Route 36). 911 Address: N/A. Tax Parcel: 530-13.00-10.00

Recess

5:30 P.M.

C/U 2208 – Artesian Wastewater Management, Inc.

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for an expansion of and amend conditions of approval for Conditional Use No. 1724 to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 127.37 acres, more or less. Conditional Use No. 1724 (Ordinance No. 1922) for a Sewage Treatment Plant was approved on July 31, 2007. The property is lying on the east side of Isaacs Road, approximately 610 feet south of Reynolds Road and on the southwest side of Reynolds Road, approximately 635 feet east of Isaacs Road. 911 Address: N/A. Tax Parcels: 235-6.00-28.00 and 28.09

Old Business

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 March 4, 2021 at 5:30 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 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: **Room 540, Carter Partnership Center at Delaware Technical Community College, 21179 College Drive, Georgetown, DE**

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 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 shall be submitted by 4:00 P.M on Wednesday, March 10, 2021.

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