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Sussex County Planning & Zoning Commission

AGENDA

March 23, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 23, 2023

Public Comment

Additional Business

- Presentation and Potential Discussion as to Potential 2023 County Council initiatives and Development Design Ideas

Other Business

(2018-34) Keastone Bay (F.K.A. (2005-72) Bridlewood at Baywood) – Section 1 KS
Final Subdivision Plan and Landscape Plan

(2021-34) Suncrest (F.K.A. Marsh Homestead) KS
Request to Amend Conditions of Approval

(2016-14) Walden (F.K.A. Burton's Pond) KS
Request to Amend Conditions of Approval

Lands of Martin Property Development, LLC - (Frankford Business Park Phase 2) HW
Preliminary Site Plan

Lands of Camanisch Investments, LLC KS
Preliminary Site Plan

Lands of Robert Plitko BM
Minor Subdivision off of a 70-ft Easement



Lands of Brenda Hopkins-Davis

KH

Minor Subdivision off of a 40-ft Easement

Old Business

C/U 2355 Dan Velez and Maricryst Birao

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a business park containing mixed-use buildings for office and retail purposes to be located on a certain parcel of land lying and being in Baltimore hundred, Sussex County, containing 1.15 acres, more or less. The property is lying on the south side of Lighthouse Road (Rt. 54), approximately 0.30 miles east of Hudson Road (S.C.R. 387). 911 Address: 32634 Lighthouse Road, Selbyville. Tax Map Parcel: 533-18.00-35.03.

C/U 2420 Vance Daniels

KH

An Ordinance to grant a Conditional Use of land in a GR General Residential and a C-1 General Commercial District for auto-storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.91 acre, more or less. The property is lying on the west side of Daniels Road (S.C.R. 215A), approximately 480 ft. south of Coastal Highway (Rt. 1). 911 Address: 9242 Daniels Road, Lincoln. Tax Map Parcel: 230-15.00-3.00.

C/U 2346 TPE DE SU114, LLC

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 Little Creek Hundred, Sussex County, containing 63.86 acres, more or less. The property is lying on the north side of Dorothy Road (Rt. 64) and the west side of Sussex Highway (Rt. 13). 911 Address: N/A. Tax Map Parcel: 332-7.00-19.00.

C/U 2347 TPE DE SU94, LLC

KH

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 Cedar Creek Hundred, Sussex County, containing 39.33 acres, more or less. The property is lying on the east side of North Old State Road (S.C.R. 213), approximately 0.10 mile north of the intersection of Haflinger Road (S.C.R. 625). 911 Address: N/A. Tax Map Parcel: 230-12.00-39.00.

Recess

Public Hearings

2022-08 Walden III

KS

A Coastal Area cluster subdivision to divide 24.136 acres +/- into twenty-one (21) single-family lots, to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the northeast side of the intersection of Sloan Road (S.C.R. 49) and John J Williams Highway (Route 24). 911 Address: N/A. Tax Map Parcel: 234-17.00-29.00. Zoning District: AR-1 (Agricultural Residential) and MR (Medium-Density Residential).

2022-09 Blackwater Village Expansion

BM

A Coastal Area cluster subdivision to divide 7.37 acres +/- into six (6) single-family lots, to be

located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the east side of Chippewa Dive, an existing private street within the Blackwater Village subdivision, north of Vines Creek Road (Route 26). 911 Address: N/A. Tax Map Parcel: 134-11.00-14.01. Zoning District: MR (Medium-Density Residential).

2022-15 Lands of Gator & Associates, LLC (c/o James Grant)

KH

A standard subdivision to divide 28.48 acres +/- into five (5) single-family lots, to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County. The property is lying on the north side of Burton Road (S.C.R. 241), approximately 1.0 mile west of Sand Hill Road (S.C.R. 319). 911 Address: 22187 Burton Road, Milton. Tax Parcel: 235-19.00-7.00. Zoning: AR-1 (Agricultural Residential).

C/U 2350 Beaver Dam Enterprises, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.144 acres, more or less. The property is lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.50 mile north of Hopkins Road (S.C.R. 286). 911 Address: 30857 Saddle Ridge Way, Lewes. Tax Map Parcel: 234-6.00-6.02.

Ord. 23-01

AN ORDINANCE TO AMEND THE SUSSEX COUNTY SEWER TIER MAP OF THE COMPREHENSIVE PLAN FROM THE TIER 4 AREA (SYSTEM OPTIONAL AREAS) TO THE TIER 2 (SUSSEX COUNTY PLANNING AREA) IN RELATION TO TAX PARCELS 533-11.00-23.00, 23.03 & 23.04. The properties are lying on the southwest side of Zion Church Road (Route 20), approximately 605 feet northwest of Deer Run Road (S.C.R. 388), and the north side of Deer Run Road (S.C.R. 388), approximately 159 feet southwest of Zion Church Road (Route 20). 911 Address: 36054 Zion Church Road, Frankford. Tax Map Parcels: 533-11.00-23.00, 23.03 & 23.04. Zoning: AR-1 (Agricultural Residential).

Ord. 23-04

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE XXIV, SECTION 115-172 AND ARTICLE XXV, SECTION 115-194.5 TO ADD PROVISIONS FOR SPECIAL REQUIREMENTS FOR SOLAR FARM CONDITIONAL USES.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 16, 2023 at 12:30 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, March 22, 2023.

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