

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

REVISED AGENDA

March 24, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 17, 2022

Other Business

<u>(2019-04) Sloan Family Subdivision</u> Final Subdivision Plan	BM
<u>(S-18-85) Sage Life Rehoboth</u> Revised Final Site Plan	KS
<u>(S-18-11) Two Farms Retail #956</u> Revised Preliminary Site Plan	KS
<u>(S-21-40) Nguyen Multi-Family Dwelling</u> Preliminary Site Plan	KS
<u>Lands of Jane P. Locke</u> Minor Subdivision off of a 50-ft Easement	KH
<u>Lands of Sylvester Hicks, Ricky Hicks, & Alberta Harmon</u> Minor Subdivision off of a 50-ft Easement	KS
<u>Lands of Jocelyn Huff</u> Minor Subdivision off of a 50-ft Easement	KS
<u>Lands of Sharp Farm Limited Partnership</u> Minor Subdivision off of a 50-ft Easement	KS



Old Business

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 2287 Danielle Roach

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a craft business with outdoor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.34 acres, more or less.

The property is lying on the northwest side of Pine Road. 911 Address: 22928 Pine Road. Tax Parcel: 234-12.18-41.00.

C/Z 1951 Shiloh Investments, 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 Broadkill Hundred, Sussex County, containing 4.17 acres, more or less. The property is lying on the south side of Lewes Georgetown Highway (Rt. 9) approximately 0.15-miles east of the intersection of Hudson Road (S.C.R. 258.) and Fisher Road (S.C.R. 262). 911 Address: N/A. Tax Parcel: 235-30.00-50.01

C/Z 1952 Samantha Broadhurst

KH

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 Georgetown Hundred, Sussex County, containing 22.60 acres, more or less. The property is lying on the west side of Dupont Blvd. (Rt. 113) approximately 0.33 mile north of Wilson Hill Rd. (S.C.R. 244). 911 Address: N/A. Tax Parcel: 135-9.00-26.00

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).

Public Hearings

2021-22 The Woods at Burton's Pond Extended

KS

A major subdivision to divide 15.009 acres +/- into nineteen (19) 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 south side of Conley's Chapel Road (S.C.R. 280B), approximately 0.4 mile east of Beaver Dam Road (S.C.R. 285) and is accessed from Artesian Avenue within The Woods at Burton's Pond Subdivision. Tax Parcel: 234-11.00-72.04. Zoning: AR-1 (Agricultural Residential District).

2021-23 Stillwater Harbor

BM

~~A Coastal Area cluster subdivision to divide 53.95 acres +/- into one hundred and twenty three (123) single family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the north side of River Road (S.C.R. 312), approximately 0.3 miles northwest of Chief Road (S.C.R. 311). Tax Parcels: 234-34.00-79.00, 234-34.11-9.00, 234-34.11-9.01. Zoning: MR (Medium Density Residential District), GR (General Residential District).~~

2021-26 Harper's Glen

KS

A cluster subdivision to divide 29.39 acres +/- into thirty-three (33) single family lots to be located on certain parcels of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the north side of Milton Ellendale Highway (Rt. 16), approximately 0.17 mile east of the intersection of Gravel Hill Road (Rt. 30) and Isaacs Road (Rt. 30). Tax Parcel: 235-14.00-61.00 & 61.06. Zoning: AR-1 (Agricultural Residential District).

C/U 2290 Toback Development, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for contractor flex space to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County, containing 7.12 acres, more or less. The property is lying on the west side of the intersection of Lewes Georgetown Highway (Route 9) and Prettyman Road (S.C.R. 254). 911 Address: N/A. Tax Parcel: 235-30.00-6.21 (portion of).

C/Z 1954 American Storage of Delaware, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an

AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a portion of a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.27 acres, more or less. The property is lying on the west side of John J. Williams Highway (Route 24), approximately 0.25 miles south of the intersection of Autumn Road (S.C.R. 299) and Bay Farm Road (Route 299). 911 Address: N/A. Tax Parcel: 234-29.00-49.02 (portion of)

C/Z 1955 American Storage of Delaware, LLC BM
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a portion of certain parcels of land lying and being in Indian River Hundred, Sussex County, containing 17.63 acres, more or less. The property is lying on the west side of John J. Williams Highway (Route 24), approximately 0.25 mile south of the intersection of Autumn Road (S.C.R. 299) and Bay Farm Road (Route 299). 911 Address: N/A. Tax Parcels: 234-29.00-49.02 (portion of), 49.03 & 50.00.

C/U 2315 American Storage of Delaware, LLC BM
An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multifamily units (140 units) to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County, containing 17.63 acres, more or less. The property is lying on the west side of John J. Williams Highway (Route 24), approximately 0.25 mile south of the intersection of Autumn Road (S.C.R. 299) and Bay Farm Road (Route 299). 911 Address: N/A. Tax Parcels: 234-29.00-49.02 (portion of), 49.03 & 50.00.

Additional Business

- Executive Session – Pending/Potential Litigation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 17, 2022 at 3:30 p.m., and at least seven (7) days in advance of the meeting.

The agenda was revised on March 21, 2022 at 6:00 p.m to remove Subdivision Reference 2021-23 Stillwater Harbor from the list of Public Hearings. The Applicant has requested that the Public Hearing for this application be postponed. Once a new hearing date is identified, the application will be re-noticed for a future Planning & Zoning Commission meeting date.

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 23, 2022.

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