

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  
pandz@sussexcountyde.gov  
www.sussexcountyde.gov

# Sussex County Planning & Zoning Commission

## AGENDA

April 20, 2023

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – March 9, 2023 and March 23, 2023

### Public Comment

### Other Business

- |  |    |
|--|----|
| <u>(2021-10) Graywood Springs</u><br>Final Subdivision Plan & Landscape Plan                                     | KS |
| <u>(S-23-02) Laurel Hardy's Self-Storage</u><br>Revised Preliminary Site Plan                                    | KH |
| <u>(S-23-21) Grottos Grand Slam Lewes</u><br>Revised Preliminary Site Plan                                       | KS |
| <u>(S-23-08) Mullberry Knoll Store</u><br>Preliminary Site Plan  | KS |
| <u>(S-23-12) Chappell Farm</u><br>Preliminary Site Plan and Request to Clarify Conditions of Approval (C/U 2193) | KS |
| <u>(S-23-22) Delaray Foundations, Inc.</u><br>Preliminary Site Plan & Landscape Plan                             | BM |
| <u>(S-17-37 &amp; C/U 2058) Oyster Cove</u><br>Revised Amenities Plan  | KH |
| <u>(2018-34) Keastone Bay (F.K.A. (2005-72) Bridlewood at Baywood) – Section 3</u><br>Amenities Plan             | KS |



**Lands of Mark & Cynthia Lilly**

KS

Minor Subdivision off a 35-ft Easement

**Lands of Jason & Jessica Torlish**

HW

Minor Subdivision off a 50-ft Easement

**Lands of Neil & Melissa Warren**

KH

Minor Subdivision off a 50-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 (Route 1). 911 Address: 9242 Daniels Road, Lincoln. Tax Map Parcel: 230-15.00-3.00.

**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. 23-04**

**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.**

**Recess**

**Public Hearings**

**2022-16 Armada**

KH

A cluster subdivision to divide 47.07 acres +/- into sixty-seven (67) 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 south side of Harmons Hill Road (S.C.R. 302), approximately 1-mile west of Indian Mission Road (Route 5). 911 Address: N/A. Tax Map Parcels: 234-16.00-25.00 & 25.05. Zoning District: AR-1 (Agricultural Residential).

**2022-21 Lands of Elizabeth L. Sharp & Dewey V. Griffith, Jr.**

BM

A standard subdivision to divide 10.968 +/- acres into four (4) single-family lots, to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying on the north side of Delmar Road (Route 54) and the west side of Providence Church Road (S.C.R. 504). 911 Address: N/A. Tax Map Parcel: 532-18.00-28.00. Zoning District: GR (General Residential).

**C/U 2362 Delaware SiteScapes, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage of HVAC supply inventory and company vehicles and trailers to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acres, more or less.** The property is lying on the east side of Omar Road (Route 54), approximately 726 ft. southwest of Jones Road (S.C.R. 369). 911 Address: 32414 Omar Road, Frankford. Tax Map Parcel: 134-10.00-62.10.

**C/Z 1976 John H. Legg**

KH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a LI-1 Limited Industrial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 14.426 acres, more or less.** The property is lying on the northeast side of Gravel Hill Road (Rt. 30), approximately 0.14 mile southeast of Lewes Georgetown Highway (Rt. 9). 911 Address: 20093 Gravel Hill Road, Georgetown. Tax Map Parcel: 135-11.00-82.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 13, 2023, at 12:30 p.m., and at least seven (7) days in advance of the meeting.

**PLEASE NOTE:** The Application for C/Z 1977 Dare Clough, Jr. and Chelsea Clough to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District has been removed from the Agenda at the request of the Applicant as the Applicant has opted to withdraw this Application.

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 online 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, April 19, 2023.

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