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Sussex County Planning & Zoning Commission

AGENDA

April 27, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Public Comment

Other Business

- | | |
|--|----|
| <u>(S-23-23) Grottos Pizza Corporate Office</u>
Revised Final Site Plan | KS |
| <u>(S-23-17) Rehoboth Marketplace</u>
Revised Final Site Plan | KS |
| <u>Mountaire Farms – Water Treatment System</u>
Revised Final Site Plan | KS |
| <u>(2021-34) Suncrest (F.K.A. Marsh Homestead)</u>
Revised Preliminary Subdivision Plan | KS |
| <u>(S-23-13) Embleton Event Venue (C/U 2319)</u>
Preliminary and Final Site Plan | KH |
| <u>(S-23-11) Lands of Jase, LLC</u>
Revised Preliminary Site Plan | KS |
| <u>(S-23-18) Puras Commercial Center</u>
Revised Preliminary Site Plan | HW |
| <u>(2022-11) Hunter's Creek</u>
Request for Clarification of Conditions of Approval | BM |



Lands of Bulton Properties LLC

KH

Conceptual Preliminary Minor Subdivision off of a 25-ft Easement

Lands of Phyllis L. Collick

KH

Minor Subdivision off of a 50-ft Easement

Old Business

2022-04 Twin Masts

KS

A cluster subdivision to divide 132.90 acres +/- into two hundred and forty-nine (249) single-family lots to be located on certain parcels of land lying and being in Broadkill Hundred, Sussex County. The properties are lying on the west side of Coastal Highway (Route 1) and on the north side of Round Pole Bridge Road (S.C.R. 257). 911 Address: N/A. Tax Map Parcels: 235-16.00-68.00 & 69.00. Zoning: AR-1 (Agricultural Residential).

TO ANNOUNCE REQUEST TO WITHDRAW APPLICATION

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).

Recess

Public Hearings

2022-29 Lands of Theresa Clagg

KH

A standard subdivision to divide 5.292 acres +/- into two (2) single-family lots, to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County. The property is lying on the southwest side of Clagg Road, via a 50-foot easement on the southside of Neal School Road (S.C.R. 553). 911 Address: 3764 Clagg Road, Seaford. Tax Map Parcel: 531-5.00-29.10. Zoning District: GR (General Residential).

2022-30 Lands of Whites Creek, LLC

BM

A Coastal Area standard subdivision to divide 3.05 acres +/- into two (2) 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 west side of Piney Point Lane, approximately 0.35-mile west of Cedar Neck Road (Route 357). 911 Address: 38088 Old Piney Point Road, Ocean View. Tax Map Parcel: 134-9.00-57.00. Zoning District: GR (General Residential).

C/Z 1986 JKJ Properties, LLC

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 Cedar Creek Hundred, Sussex County, containing 1.22 acres, more or less. The property is lying on the north side of Johnson Road (S.C.R. 207), approximately 0.12 mile east of DuPont Boulevard (Rt. 113). 911 Address: 18017 & 18033 Johnson Road, Lincoln. Tax Map Parcel: 130-6.00-115.00.

2021-23 Stillwater Harbor

A Coastal Area cluster subdivision to divide 57.107 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 & 234-29.00-226.01. Zoning: MR (Medium-Density Residential District) and GR (General Residential District).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 20, 2023, at 2:00 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 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. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, April 26, 2023.

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