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Sussex County Planning & Zoning Commission

AGENDA

April 28, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 24, 2022

Other Business

- | | |
|---|----|
| <u>(2018-24) Sycamore Chase (F.K.A. Good Will Farm & Willow Run)</u>
Revised Final Subdivision Plan | BM |
| <u>(S-19-46) Ocean Park</u>
Revised Preliminary Site Plan | KS |
| <u>(S-21-35) Millsboro Fire Company Substation</u>
Preliminary Site Plan | HW |
| <u>(S-22-03) Steiner Road Industrial Park</u>
Preliminary Site Plan - Request to Determine the Type and Nature of Proposed Use | HW |
| <u>Peninsula Lakes Residential Planned Community (RPC)</u>
Revised Amenities Plan | BM |
| <u>(2017-17) Hailey's Glen (F.K.A. Keilbasa)</u>
Revised Amenities Plan | KS |
| <u>Sussex Bible Church</u>
Preliminary Site Plan | HW |
| <u>Coastal Tide Amended Parking Plan</u>
Revised Final Site Plan | KS |
| <u>Lands of Joshua Loose and Kristen Loose</u>
Minor Subdivision Plan | HW |



Old Business

2021-28 Lands of Fannin

KH

A standard subdivision to divide 4.45 acres +/- into five (5) single-family lots to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the north side of Shawnee Road (Route 36), approximately 0.70 mile southwest of S. DuPont Highway (Route 113). Tax Parcel: 130-3.00-170.00. Zoning: MR (Medium Density Residential District).

C/U 2318 V&M, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a convenience store and office building to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 3.305 acres, more or less. The properties are lying on the southeast corner of the intersection of John J. Williams Highway (Route 24) and Mulberry Knoll Road (S.C.R. 284) also on the southeast side of John J. Williams Highway (Rt. 24) and also on the southwest side of Mulberry Knoll Road (S.C.R. 284). 911 Addresses: 19429, 19425, 19405, & 19387 John J. Williams Hwy. & 19676, 19662, 19646, & 19634 Mulberry Knoll Rd., Lewes. Tax Parcels: 334-12.00-108.00, 108.01, 109.00, 109.01, 110.00, 111.00, 111.01, 112.00.

C/Z 1962 Jeff-Kat, LLC

KS

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 certain portion of a parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 1.19 acres, more or less. The property is lying on the east side of Kings Highway (Rt. 9) approximately 0.36-mile northeast of the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 1005 & 1007 Kings Highway, Lewes. Tax Parcel: 335-8.00-39.00 (portion of).

Public Hearings

C/U 2341 Caden Oplinger

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a farm tractor and truck repair shop to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 20 acres, more or less. The property is lying on the southeast side of Shawnee Road (Route 36), approximately 0.23 miles south of Abbotts Pond Road (S.C.R. 620). 911 Address: N/A. Tax Parcel: 130-6.00-22.00.

C/Z 1933 Route 54 Limited Partnership

HW

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 Baltimore Hundred, Sussex County, containing 1.62 acres, more or less. The property is lying on the south side of Lighthouse Road (Route 54), approximately 0.39 mile east of Johnson Road (S.C.R. 390). 911 Address: 33006 Lighthouse Road, Selbyville. Tax Parcel: 533-18.00-59.00.

C/Z 1934 Bunting Holdings, LLC

HW

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 Baltimore Hundred, Sussex County, containing 3.18 acres, more or less. The property is a landlocked parcel of land lying on the south side of Lighthouse Road (Route 54), approximately 0.39 mile east of Johnson Road (S.C.R. 390). 911 Address: N/A. Tax Parcel: 533-18.00-58.00.

C/Z 1980 MARS-RE, 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 certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.91 acres, more or less. The property is lying on the south side of Atlantic Avenue (Route 26), approximately 475 ft. east of Powell Farm Road (S.C.R 365). 911 Address: 34464 Atlantic Avenue, Ocean View. Tax Parcel: 134-11.00-191.00

C/Z 1956 Jeffrey Behney

HW

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 Gumboro Hundred, Sussex County, containing 10.546 acres, more or less. The property is lying on the northeast of the intersection of E Line Road (S.C.R. 419) and Parker Road. 911 Address: 38531 Parker Road. Tax Parcel: 333-15.00-20.00.

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTIONS 72-16 THROUGH 72-28 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-25, 115-29, 115-34, 115-37, 115-42, 115-45, 115-50, 115-53 AND 115-58 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRP) PROGRAM

Additional Business

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 21, 2022 at 3:25 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, April 27, 2022.

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