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Sussex County Planning & Zoning Commission

AGENDA

May 22, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 24, 2024

Public Comment

Other Business

<u>C/Z 1958 & 1844 Westridge Shores RPC</u> Final Site Plan	SC
<u>S-24-06 Chesapeake SU113 Solar, LLC (F.K.A. TPE DE SU113, LLC)</u> Final Site Plan	BB
<u>S-24-12 Chesapeake SU94 Solar, LLC (F.K.A. TPE DE SU94, LLC)</u> Final Site Plan	BB
<u>S-24-24 Bridgeville Renewable Solar - AKA Rifle Range Road Solar, LLC</u> Final Site Plan	BB
<u>S-24-18 Iron Horse Ranch (F.K.A. Beaver Dam Enterprises, LLC) (C/U 2350)</u> Preliminary Site Plan	SC
<u>S-24-19 West Fenwick Plaza</u> Preliminary Site Plan	BM
<u>2018-13 Anchors Run</u> Request to Amend Conditions of Approval	HW
<u>2004-52 Holland Mills</u> Request to Amend Final Subdivision Plan	SC



- Lands of Del Beach & Delnova Properties, LLC** BB
Minor Subdivision Plan off of a proposed 30-ft. easement
- Lands of Emily C. McHugh** SC
Minor Subdivision Plan off of a proposed 50-ft easement
- Lands of Property Wothers, LLC** BB
Minor Subdivision Plan off of a proposed 30-ft. easement

Old Business

C/U 2497 Bethany Court Ventures, LLC SC
An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District for multi-family dwellings (6 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.28 acres, more or less. The property is lying on the east side of Coastal Highway (Rt. 1), approximately 0.19 mile north of the intersection of Coastal Highway (Rt. 1) and Indian Harbor Villas Drive. 911 Address: N/A. Tax Map Parcel: 134-5.00-4.00.

C/U 2514 Bruce Sentman HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a small engine & lawn mower repair business and sales shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 42,961 square feet, more or less. The property is lying on the east side of Sheep Pen Road (S.C.R 328), approximately 250 feet northeast of Godwin School Road (S.C.R. 410). 911 Address: N/A. Tax Map Parcel: 133-16.00-73.03.

Ord. 24-02 (Accessory Dwelling Units)
AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 110, ARTICLE III, SECTIONS 110-9 AND CHAPTER 115, ARTICLES I, IV, V, VI, VII, VIII, IX AND XXVII SECTIONS 115-4, 115-20, 115-23, 115-29, 115-32, 115-40, 115-48, 115-53, 115-56, 115-64, AND 115-210 REGARDING ACCESSORY DWELLING UNITS.

Ord. 24-03 (Perimeter Buffers Around Residential Developments)
**AN ORDINANCE TO AMEND CHAPTER 99, ARTICLES I, III, IV, V AND VI SECTIONS 99-5, 99-6, 99-23, 99-26, 99-27, 99-30, 99-31 AND 99-32 AND BY ADDING A NEW SECTION 99-21a, AND CHAPTER 115, ARTICLES IV, V, VI, VII, VIII AND XXVIII SECTIONS 115-20, 115-25, 115-29, 115-37, 115-45 115-53 AND 115-28 REGARDING PERIMETER BUFFERS AROUND RESIDENTIAL DEVELOPMENT.
 TO CLOSE THE PUBLIC RECORD**

Recess

Public Hearings

C/U 2431 Play It Safe, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.26 acre, more or less. The property is lying on the east side of Savannah Road (Rt. 9) at the intersection of Savannah Road (Rt. 9) and Quaker Road, approximately 0.33-mile northeast of Westcoats Road (Rt. 12). 911 Address: 1510 Savannah Road, Lewes. Tax Map Parcel: 335-12.06-10.00.

C/U 2463 Chickberry Farms Events, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an event venue to be located on a 5.0 acre portion, more or less, of a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 140.12 acres, more or less. The property is lying on the east side of Jestice Farm Road (S.C.R. 449A), approximately 0.25 mile north of Laurel Road (Rt. 24). 911 Address: 32099 Jestice Farm Road, Laurel. Tax Map Parcel: 232-19.00-45.00 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 15, 2024, at 4:30 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.

Please note: Application C/U 2417 White House Beach, Inc. was not included in the agenda for this meeting. This application is to be re-advertised for new Public Hearing dates at a future meeting.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

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 Tuesday, May 21, 2024.

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