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Sussex County Planning & Zoning Commission

AGENDA

May 25, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 27, 2023

Public Comment

Additional Business

- Presentation and potential discussion relating to Emergency Response Times

Other Business

2020-19 Monarch Glen (F.K.A. Twin Lakes)

Final Subdivision & Landscape Plan

KH

S-23-25 Chapel Branch Apartments

Preliminary Site Plan

HW

2019-04 Serenity at Pinewater Farms (F.K.A. Sloan Family Property)

Request to Amend Conditions of Approval

KS

Lands of Joseph M. Jones

Minor Subdivision off of a 30-ft Easement

KS

Lands of Tomas Kotlar

Minor Subdivision off of a 20-ft Easement

BM

Lands of Dennis & Cathy Long

Minor Subdivision off of a 50-ft Easement

KH

Lands of Melanie & William White

Minor Subdivision off of a 50-ft Easement

KH



Lands of Stephen Zakrociemski

HW

Minor Subdivision off of a 50-ft Easement

Old Business

C/U 2353 Sussex CSG 2, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a 14.64 acre portion of a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 28.09 acres, more or less. The properties are lying on the south side of Gum Tree Road (S.C.R. 405), the west side of DuPont Boulevard (Rt. 113), and the north side of Blueberry Lane (S.C.R. 402). Address: N/A. Tax Map Parcels: 433-6.00-18.00, 20.00 & 26.00.

C/U 2354 Sussex CSG 1, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 23.58 acres, more or less. The property is lying on the south side of Old Racetrack Road (S.C.R. 502), approximately 0.75 mile east of Delmar Road (Route 54). Address: N/A. Tax Map Parcel: 532-20.00-14.00.

C/U 2372 Augusto Morales Morales

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.00 acres, more or less. The property is lying on the west side of Cedar Corners Road (S.C.R. 638), approximately 0.8 mile south of Redden Road (Rt. 40). 911 Address: 17490 Cedar Corners Road, Bridgeville. Tax Map Parcel: 430-17.00-62.00.

C/U 2391 M.R.O. Auto Repair, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.46 acres, more or less. The property is lying on the northeast side of Cedar Lane (S.C.R. 318), approximately 950 ft. southeast of Wood Branch Road (S.C.R. 321). 911 Address: 22491 Cedar Lane, Georgetown. Tax Map Parcel: 135-20.00-142.00.

Recess

Public Hearings

2022-17 Ironhook Harbor

HW

A standard subdivision to divide 100.54 acres +/- into one hundred and sixty-five (165) single-family lots to be located on certain parcels of land lying and being in Georgetown Hundred, Sussex County. The properties are located on the south side of Wilson Road (S.C.R. 244), and on the southwest corner of the intersection of Wilson Road (S.C.R. 244) and Sand Hill Road (S.C.R. 319). 911 Address: 21104, 21114, 22102 & 22126 Wilson Road, Georgetown. Tax Map Parcels: 135-10.00-18.00 & 34.00. Zoning District: GR (General Residential).

2022-23 Showfield

KS

A request to amend the Conditions of Approval for subdivision reference 2014-2 Showfield, to include gated access at Monroe Avenue Ext. to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is located within the 166 Lot Showfield Subdivision, on Monroe Avenue Ext., approximately 187.3 feet from the intersection of Battlemixer Drive and Monroe Avenue Ext. 911 Address: N/A. Tax Map Parcel: 335-8.00-51.00. Zoning District: AR-1 (Agricultural Residential).

C/Z 1979 J.G. Townsend, Jr. & Co.

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Residential District for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 25.56 acres, more or less. The property is lying on the east side of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267), at the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 16673 Kings Highway, Lewes. Tax Map Parcel: 335-12.00-3.00 (p/o).

C/U 2359 J.G. Townsend Jr. & Co.

KS

An Ordinance to grant a Conditional Use of land in an MR (Medium Residential District) for multi-family (102 units) to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 25.56 acres, more or less. The property is lying on the east side of Kings Highway (Rt.9) and the south side of Gills Neck Road (S.C.R. 267), at the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 16673 Kings Highway, Lewes. Tax Map Parcel: 335-12.00-3.00 (p/o).

C/Z 1981 Luke Neiswander

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.296 acres, more or less. The property is lying on the southwest side of Sam Lucas Road (S.C.R. 256), approximately 0.55 mile north of Harbeson Road (Rt. 5). 911 Address: 16394 Sam Lucas Road, Milton. Tax Map Parcel: 235-21.00-5.00.

Additional Business

- Discussion Regarding Telephonic Participation

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 18, 2023, at 12:30 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.

-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, May 24, 2023.

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