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Sussex County Planning & Zoning Commission

AGENDA

May 26, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 28, 2022

Other Business

<u>(S-21-35) Millsboro Fire Company Substation</u> Final Site Plan	HW
<u>Americana Bayside MR-RPC – Bayside Hotel Phase 1B</u> Preliminary Site Plan	BM
<u>(S-21-07) Brasure's Pest Control</u> Preliminary Site Plan	BM
<u>S-22-14 Long Neck Sherwin Williams</u> Preliminary Site Plan	BM
<u>2004-17 The Villages at Red Mill Pond South</u> Revised Amenities Plan	KS
<u>2021-26 Harper's Glen</u> Request to Revise Conditions of Approval	KS
<u>(S-22-03) Steiner Road Industrial Park</u> Requested Determination as to Whether a Permitted Use	BM
<u>Lands of Anton Balakin</u> Minor Subdivision off of a 50-ft easement	KS
<u>Lands of Howe & Bell</u> Minor Subdivision off of a 50-ft easement	KS



Lands of Dennis J. & Pauline M. Mignogno

KH

Minor Subdivision off of a 24-ft easement

Old Business

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. (TO ANNOUNCE RECEIPT OF ADDITIONAL WRITTEN COMMENTS)

2021-30 Independence (Phase 13)

KS

A cluster subdivision to divide 19.278 acres +/- across three (3) separate parcels into 37 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 north side of Harmons Hill Road (S.C.R. 302), approximately 0.48-miles southeast of the intersection of Zoar Road (S.C.R. 48), Hollyville Road (S.C.R. 290), and Harmons Hill Road and is accessed within from Abigail Adams Drive within the Independence Subdivision. Tax Parcels: 234-16.00-7.01, 7.07 & 7.08. Zoning: AR-1 (Agricultural Residential District).

2021-33 Workman's Crossing (Phase II)

HW

A standard subdivision to divide 7.66 acres +/- into 3 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 northeast side of Brittingham Road (S.C.R. 455), approximately 0.16 miles north of the intersection of Brittingham Road (S.C.R. 455) and Pepperbox Road (S.C.R. 66). Tax Parcel: 532-15.00-11.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2298 Freeman Solar, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District, a GR General Residential District, and a MR Medium Density Residential district for a 75 megawatt solar farm to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 350.96 acres, more or less. The property is lying on the east and west side of Calhoun Road (S.C.R. 621) and South Shawnee Road (Route 36), approximately 1,267 feet south of Shawnee Road (Route 36). 911 Address: N/A. Tax Parcels: 130-3.00-246.00-247.00 & 247.02, 130-6.00-75.00, 76.00, 92.00, 94.00, 95.00, 96.00 & 97.00.

C/U 2363 Laurel Wesleyan Church – c/o Reverend M. Scott Conn

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for an electronic message center sign to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 7.03 acres, more or less. The property is lying on the west side of Seaford Road (Rt. 13A), approximately 0.53 mile northwest of Discount Land Road (S.C.R. 468). 911 Address: 30186 Seaford Road, Laurel. Tax Parcel: 232-12.10-3.00

Public Hearings

C/U 2352 CB Lewes, LLC

KS

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District to amend the conditions of approval of C/U 1845 (Ordinance No. 2106) to increase the number of permitted multifamily units from 168 to 198 for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.08 acres, more or less. The property is lying on the northeast side of Plantations Road (Rt. 1D), 850 feet northwest of Robinsonville Road (S.C.R. 271). 911 Address: N/A. Tax Parcel: 334-6.00-504.02

C/Z 1946 Ronald & Candice Gray

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.564 acres, more or less. The property is lying on the west side of Roxana Road (Rt. 17), approximately 0.69-miles northeast of the intersection of Roxanna Road and Daisey Road (S.C.R. 370) 911 Address: N/A. Tax Parcel: 134-15.00-20.12.

C/U 2293 Ronald & Candice Gray

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for 703 storage units and outdoor storage for boats and RV's to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.424 acres, more or less. The property is lying on the west side of Roxana Road (Rt. 17), approximately 0.68-miles northeast of the intersection of Roxanna Road and Daisey Road (S.C.R. 370). 911 Address: N/A. Tax Parcel: 134-15.00-20.06.

C/U 2294 Horsey Family, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the expansion of C/U 1741 (Ordinance 2021) for the expansion of a borrow pit to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 62.204 acres, more or less. The property is lying on the east side of Asbury Road (S.C.R. 446), approximately 0.35 mile south of County Seat Highway (Rt. 9). 911 Address: N/A. Tax Parcel: 231-21.00-21.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 19, 2022 at 3:00 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 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, May 25, 2022.

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