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Sussex County Planning & Zoning Commission

AGENDA*

May 27, 2021

5:00 P.M.

**PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING
LOCATION: COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE
BUILDING, 2 THE CIRCLE, GEORGETOWN**

**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS
AT THE BOTTOM OF THE AGENDA**

Call to Order

Approval of Agenda

Approval of Minutes – April 22, 2021

Other Business

<u>Hailey's Glen (2017-17) (F.K.A Kielbasa)</u> Final Subdivision Plan	KS
<u>Baylis Estates (Phase II)</u> Preliminary Amenities Plan	BM
<u>Frankford Business Park (S-18-56)</u> Revised Final Site Plan	HW
<u>Rehoboth Inn (S-20-29) (F.K.A Carmas Lane Cottages Motel)</u> Preliminary Site Plan	KS
<u>S-21-09 DelDOT – Georgetown Administrative Building</u> Revised Final Site Plan	KH
<u>Lands of John D. & Ann M. Bamforth</u> Minor Subdivision off a 50-ft Easement	KS
<u>Lands of Matthew L. Smith & Leah B. Wallace</u> Minor Subdivision off a 50-ft Easement	HW



Lands of Jesse Atkinson

KS

Minor Subdivision off a 40-ft Easement

Old Business

2020-20 – Johnsonville (2006-39)

KS

A revision to an existing and previously approved standard subdivision to divide 42.11 +/- acres into 32 single family lots lying and being in Indian River Hundred, Sussex County. The proposal is to reduce the existing Forest Conservation Easement from 100-ft in depth to 50-ft in depth to the rear of Lots 2-16 for the future accommodation of patios, decks, sheds or swimming pools. The property is lying on the northeast and southwest sides of Lawson Road (S.C.R. 296). Tax Parcel: 234-21.00-141.00, 234-21.00-394.00 through 234-21.00-425.00. Zoning District: AR-1 (Agricultural Residential District).

C/Z 1942 – Bay Developers, LLC (Twin Cedars, LLC)

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District, CR-1 Commercial Residential District and GR General Residential District to a GR-RPC General Residential District - Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 64.32 acres, more or less. The property is lying on the south side of Zion Church Road (Rt. 20), approximately 0.55-mile northwest of Bayard Road. 911 Address: N/A. Tax Parcel: 533-11.00-42.00.

C/Z 1922 – Baywood, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a B-1 (Neighborhood Business District), C-1 (General Commercial District) and CR-1 (Commercial Residential District) to a HR-RPC High Density Residential District - Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 54.38 acres, more or less. The property is lying on the north side and south side of Long Neck Road, approximately 0.47 miles east of the intersection of Long Neck Road and John J. Williams Highway (Route 24). 911 Address: 32147 Long Neck Road, Millsboro. Tax Parcels: 234-23.00-270.00, 273.01, 273.02, 273.03, & 273.05.

Public Hearings

2021-13 - Baylis Estates Phase 2 (2017-01)

BM

An application to amend the existing cluster subdivision for Baylis Estates Phase 2 (2017-01) to subdivide 130.52 +/- acres into 51 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 Mount Joy Road (S.C.R. 297). Tax Parcel: 234-29.00-42.00. Zoning: AR-1 (Agricultural Residential Zoning District).

2020-10 – The Crossings (FKA The Crossings at Trap Pond)

HW

A cluster subdivision to divide 39.02 acres +/- into 39 single family lots to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County. The property is lying on the north side of intersection of Laurel Road (Route 24) and Adams Road (S.C.R 437A). Tax Parcel: 232-19.00-50.01. Zoning District: AR-1 (Agricultural Residential District)

C/U 2252 Delaware Electric Co-Op

KS

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for a substation to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9.1 acres, more or less. The Property is lying on the southwest corner of Plantations Rd. and Cedar Grove Road (S.C.R. 283). 911 Address: 34139 Cedar Grove Road, Lewes. Tax Parcel: 334-12.00-2.00

C/U 2260 Ronald Lee Wisseman II

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for gunsmithing to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 0.96 acre, more or less. The property is lying on the northwest side of Fawn Road (S.C.R 600) approximately 0.5 mile northeast of Sugar Hill Road (S.C.R 599). Address: 10213 Fawn Road, Greenwood. Tax Parcel: 430-11.00-70.00

C/U 2280 Covered Bridge Inn, LLC (Hopkins Henlopen Homestead, LLC)

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an events venue to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 98.60 acres, more or less. The property is lying on the south side of Fisher Rd., approximately 0.38 mile west of Hopkins Rd. 911 Address: N/A. Tax Parcel: 334-10.00-69.01

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 20, 2021 at 4:55 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 INSTRUCTIONS-

* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: **COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 2 THE CIRCLE, GEORGETOWN**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

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

The County is required to provide 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://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, May 26, 2021.

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