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Sussex County Planning & Zoning Commission

AGENDA

May 8, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 10, 2024

Public Comment

Other Business

<u>2020-18 Ironwood (F.K.A Seaway at Sycamore Chase)</u> Request to Amend Conditions of Approval	BM
<u>S-24-10 Walton Commercial Properties (F.K.A Lessard Builders, LLC)</u> Preliminary Site Plan	HW
<u>2020-18 Ironwood (F.K.A Seaway at Sycamore Chase)</u> Preliminary and Final Amenities Plan	BM
<u>2004-38 Wetherby</u> Preliminary and Final Amenities Plan	HW
<u>S-24-19 West Fenwick Plaza</u> Preliminary Site Plan	HW
<u>S-24-32 River Road Industrial Park</u> Preliminary Site Plan	BB
<u>Lands of Clyde Betts & Son, Inc.</u> Minor Subdivision Plan off of a Proposed 30-ft. Easement	SC
<u>Lands of Owensby Associates, LLC (Garry Manaraze)</u> Minor Subdivision Plan off of a Proposed 40-ft Easement	BB



Lands of Shortly Pines West Trust BM
Minor Subdivision Plan off of a Proposed 30-ft Easement

Lands of Ann Marie Workman BB
Minor Subdivision Plan off of a Proposed 25-ft Easement

2019-24 Stratus Estates (Formerly Known as Cool Spring Meadows) HW
Time Extension Request

2020-15 The Estuary at Oyster Rock SC
Time Extension Request

Old Business

C/U 2439 Eric Johnson BB
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a medical building for outpatient services to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 2.24 acres, more or less. The property is lying on the west side of Bridgeville Highway (S.C.R. 13), approximately 0.85 mile southwest of Sussex Highway (Rt. 13A). 911 Address: 22540 Bridgeville Highway, Seaford. Tax Map Parcel: 331-3.00-186.00.

C/U 2488 Kelly Benson BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a watersport recreational facility to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 3.13 acres, more or less. The properties are lying on the northeast side of Muddy Neck Road (S.C.R. 361) directly across from the intersection of Muddy Neck Road (S.C.R 361) and Double Bridges Road (S.C.R. 363). 911 Address: N/A. Tax Map Parcels: 134-17.00-15.00 & 15.03.

Recess

Public Hearings

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.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 1, 2024, at 12:00 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://sussexcountye.gov/council-chamber-broadcast>

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 Tuesday, May 7, 2024.

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