

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

REVISED AGENDA

June 23, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 26, 2022

Other Business

(2020-18) Sycamore at Seaway Chase (F.K.A Woodlands II) HW
Final Subdivision Plan

(S-20-38 & C/Z 1858) Ashton Oaks RPC HW
Final Site Plan

(S-22-16) Village Center – Commercial KS
Revised Preliminary Site Plan

(S-21-36 & C/U 2249) Mayapple Farm HW
Preliminary Site Plan & Landscape Plan

(S-22-18 & C/U 2252) Cedar Grove Road Substation KS
Preliminary Site Plan

Waters Edge Church KH
Preliminary Site Plan

Assawoman Lakes (F.K.A Evergreen) RPC (C/Z 1900) BM
Revised Final Site Plan

(S-21-37 & C/U 2105) Lands of Thomas Engel KH
Revised Preliminary Site Plan

(S-22-03) Steiner Road Industrial Park KH
Preliminary Site Plan



<u>(S-22-03) Steiner Road Industrial Park</u>	KH
Requested Determination of Permitted Use	
<u>(2004-17) The Villages at Red Mill Pond South</u>	KS
Request to Amend Conditions of Approval	
<u>(2021-04) Autumndale (F.K.A. Autumdale & Fairmont)</u>	HW
Request to Amend Conditions of Approval	
<u>(2021-05) Turnberry (F.K.A. Unity Branch)</u>	HW
Request to Amend Conditions of Approval	
<u>(2021-11) Lightship Cove (F.K.A. Fisher Road)</u>	HW
Request to Amend Conditions of Approval	
<u>(2021-12) Miralon (F.K.A. Cool Spring)</u>	KH
Request to Amend Conditions of Approval	
<u>Lands of Ethan & Glenda Knepp</u>	KS
Minor Subdivision off of a 30-ft easement	

Old Business

2021-06 – Coral Lakes (F.K.A. Coral Crossing) KS
 A Coastal Area cluster subdivision to divide 152.32 acres +/- into 315 single family lots to be located on a certain parcel of land and lying and being in Indian River Hundred, Sussex County. The property is located on the southwest side of Robinsonville Road (S.C.R 277) approximately 0.65 mile south of Kendale Road (S.C.R. 287) Tax Parcels: 234-6.00-67.00 & 84.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2295 Bones & Sons Heating & Air KH
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor and outdoor storage of heating and cooling equipment to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 4.03 acres, more or less. The property is lying on the east side of Conrail Road (S.C.R. 546), approximately 606 feet south of the intersection of Hearn's Pond Rd (S.C.R. 544). 911 Address: 22135 Conrail Road, Seaford, DE. Tax Parcel: 331-3.00-129.07.

C/U 2296 Michael Milligan KH
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a towing business to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.078 acres, more or less. The property is lying on the east side of Justice Farm Road (S.C.R. 449A), approximately 0.31 mile south of Johnson Road (S.C.R. 447). 911 Address: 31531 Justice Farm Road, Laurel. Tax Parcel: 232-19.00-12.02.

C/Z 1958 Boardwalk Development, LLC KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a GR-RPC General Residential District – Residential

Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 21.32 acres, more or less. The property is lying on the north and northeast side of Banks Road (S.C.R. 298), approximately 0.49-mile southeast of John J. Williams Highway (Rt. 24). 911 Address: N/A. Tax Parcel: 234-17.00-165.00.

Public Hearings

2021-20 Lands of John J. Hamsted

KH

A standard subdivision to divide 5.034 acres +/- into 5 single-family lots, to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the west side of Chaser Lane a private street, off of Calhoun Road (S.C.R. 621), approximately 1,100-feet north of Rust Road (S.C.R. 635). Tax Parcels: 130-6.00-82.04 & 130-6.00-82.22. Zoning: GR (General Residential District).

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP ELEMENT OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 334-12.00-16.04. The property is lying on the west side of John J. Williams Highway (Route 24), approximately 0.25 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: N/A. Tax Parcel: 334-12.00-16.04.

C/Z 1949 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 a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 21.62 acres, more or less. The property is lying on the west side of John J. Williams Highway (Route 24), approximately 0.25 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: N/A. Tax Parcel: 334-12.00-16.04.

C/U 2304 J.G. Townsend Jr. & Co.

KS

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multifamily (84 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 21.62 acres, more or less. The property is lying on the west side of John J. Williams Highway (Route 24), approximately 0.25 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: N/A. Tax Parcel: 334-12.00-16.04.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 16, 2022 at 3:00 p.m., and at least seven (7) days in advance of the meeting. The agenda was revised on June 17, 2022 at 12:45 p.m to remove item C/Z 1957 Ronicca Payton from the Old Business Section of the agenda.

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, June 22, 2022.

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