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Sussex County Planning & Zoning Commission

AGENDA

June 26, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 22, 2024

Public Comment

Other Business

- | | |
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| <u>2021-25 Four Winds Farm</u>
Final Subdivision & Landscape Plan | BB |
| <u>2017-20 Welches Pond (F.K.A. Fieldstone & The Grove at Love Creek)</u>
Request to Amend Conditions of Approval | SC |
| <u>S-24-38 Holly Lake Campground</u>
Preliminary Amenities Plan | BM |
| <u>Lands of Russell & Danielle Smart</u>
Minor Subdivision Plan off of a proposed 50-ft. easement | BB |

Old Business

- | | |
|--|----|
| <u>2022-33 Wilson's Landing</u>
A standard subdivision to divide 57.60 acres +/- into thirty-nine (39) 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 southeast and southwest corners of the intersection of Peterkin's Road (S.C.R. 317) and Springfield Road (S.C.R. 47), approximately 0.15 mile west of Gravel Hill Road (Rt. 30). 911 Address: N/A. Tax Map Parcel: 234-8.00-38.00. Zoning: AR-1 (Agricultural Residential). | HW |
| <u>C/U 2414 Justice Boyz Properties, LLC</u>
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential | HW |



District for a contractor office and storage to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 4.72 acres more or less. The property is lying on the east side of Millsboro Highway (Rt. 30), approximately 0.89 mile south of Laurel Road (Rt. 24). 911 Address: 32605 Millsboro Highway, Millsboro. Tax Map Parcel: 233-13.00-1.04.

C/U 2427 Joshua L. Wharton

HW

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 Indian River Hundred, Sussex County, containing 8.51 acres, more or less. The property is lying at the end of Alma's Way, approximately 0.25 mile east of Wil King Road (S.C.R. 288). 911 Address: N/A. Tax Map Parcel: 234-6.00-66.00.

Recess

Public Hearings

C/U 2515 Renewable Redevelopment, LLC

HW

An Ordinance to grant a Conditional Use of land in a HI-1 Heavy Industrial District for an electric substation and utility uses to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 140.25 acres, more or less. The property is lying on the northwest side of Gate A Road, located off Iron Branch Road (S.C.R. 331). 911 Address: N/A. Tax Map Parcel: 233-2.00-2.01.

C/U 2361 Beachfire Brewing Co., LLC

SC

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for a food truck to operate for a period exceeding three days to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.115 acres, more or less. The property is lying on the northwest side of Central Avenue, approximately 160 feet southwest of Canal Crossing Road. 911 Address: 19840 Central Avenue, Rehoboth Beach. Tax Map Parcel: 334-13.20-20.00.

C/U 2416 Over the Hill Holdings, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an indoor and outdoor shooting/archery range to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 10.55 acres more or less. The property is lying on the northeast corner of the intersection of Parker Road (S.C.R. 415) and Line Road (S.C.R. 419). 911 Address: 38531 Parker Road, Millsboro. Tax Map Parcel: 333-15.00-20.00.

C/U 2417 White House Beach, Inc.

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the addition of eight (8) lots into the white house beach manufactured home park and being on a 1.04 acre portion, more or less, of a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 324.18 acres more or less. The property is lying on the south side of Long Neck Road (Route 23), approximately 2.53 miles southeast of the intersection of Long Neck Road (Route 23) and School Lane (S.C.R. 298) within the White House Beach Manufactured Home Park. 911 Address: N/A. Tax Map Parcel: 234-30.00-6.00 (p/o).

C/U 2426 Jody Vasey

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue and agricultural education center to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 70 acres, more or less. The property is lying on west side of Horse Cart Lane, approximately 0.38 mile southwest of Appels Road (S.C.R. 626). 911 Address: N/A. Tax Map Parcel: 130-8.00-30.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 18, 2024, at 5:00 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 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 Tuesday, June 25, 2024.

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