

ROBERT C. WHEATLEY, CHAIRMAN
BRIAN BUTLER
SCOTT COLLINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
pandz@sussexcountyde.gov
www.sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

June 5, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 8, 2024

Public Comment

Other Business

<u>2020-14 Barron's Place</u> Final Subdivision Plan	BB
<u>S-22-33 Milton Village Apartments</u> Final Site Plan	HW
<u>S-23-25 Chapel Branch Apartments</u> Preliminary Site Plan	HW
<u>S-24-07 Chesapeake SU163 Solar, LLC (C/U 2343)</u> Preliminary & Final Site Plan	BM
<u>2018-34 Keastone Bay</u> Revised Amenities Plan	SC
<u>2021-19 East Gate</u> Preliminary Amenities Plan	BM
<u>Lands of Glen Adams & Lisa Faye Williamson</u> Minor Subdivision Plan off of a proposed 50-ft. easement	BB
<u>Lands of Alliance Builders</u> Minor Subdivision Plan off of a proposed 40-ft. easement	BB



Lands of Debra Dudley

BM

Minor Subdivision Plan off of a proposed 24-ft. easement

2024-01 Davis Acres North District (S-24-04-306)

BB

Consideration of an Agricultural Preservation District

Old Business

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.

C/U 2431 Play It Safe, LLC

SC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.26 acre, more or less. The property is lying on the east side of Savannah Road (Rt. 9) at the intersection of Savannah Road (Rt. 9) and Quaker Road, approximately 0.33-mile northeast of Westcoats Road (Rt. 12). 911 Address: 1510 Savannah Road, Lewes. Tax Map Parcel: 335-12.06-10.00.

C/U 2463 Chickberry Farms Events, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an event venue to be located on a 5.0 acre portion, more or less, of a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 140.12 acres, more or less. The property is lying on the east side of Jestice Farm Road (S.C.R. 449A), approximately 0.25 mile north of Laurel Road (Rt. 24). 911 Address: 32099 Jestice Farm Road, Laurel. Tax Map Parcel: 232-19.00-45.00 (p/o).

Recess

Public Hearings

2022-33 Wilson's Landing

HW

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).

C/U 2414 Justice Boyz Properties, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential 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 2418 Nanticoke Indian Association

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a modification of Conditions of Approval relating to Conditional Use No. 1018 to modify building size limitations to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.915 acre more or less. The property is lying on the south side of John J. Williams Highway (Rt. 24) approximately 200 ft. west of Layton Davis Road (S.C.R. 312A). 911 Address: 27073 John J. Williams Highway, Millsboro. Tax Map Parcel: 234-29.00-53.00.

C/U 2422 Garden Estates, Inc

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to modify Conditional Use No. 1094 (Ordinance 998) to allow for the addition of two warehouses, in addition to the retail sale of wholesale nursery products, farm products, fertilizers, pots, gardening equipment, etc., to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.01 acres, more or less. The property lying on south side of Seashore Highway (Rt. 18), approximately 0.83 mile northwest of State Forest Rd. (S.C.R.579). 911 Address: 13418 Seashore Highway, Georgetown. Tax Map Parcel: 231-6.00-24.02.

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.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 29, 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 4, 2024.

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