ROBERT C. WHEATLEY, CHAIRMAN SCOTT COLLINS

Call to Order

J. BRUCE MEARS HOLLY WINGATE



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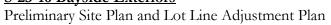
Sussex County Planning & Zoning Commission

AGENDA

July 13, 2023

<u>3:00 P.M.</u>

Additional Business	
Administration of Oaths	
Reorganization	
Approval of Agenda	
Approval of Minutes – June 8, 2023, and June 22, 2023	
Public Comment	
Other Business	
<u>2022-29 Lands of Theresa Clagg</u> Final Subdivision Plan	HW
<u>Mission BBQ – Tanger Outlets</u> Revised Preliminary Site Plan	SC
<u>S-18-13 All Temp Air Warehouse & Office</u> Revised Final Site Plan	SC
<u>S-19-19 Delmar Storage Solutions (Phase 2)</u> Preliminary Site Plan	HW
<u>S-22-47 Delaware Paddlesports</u> Revised Preliminary Site Plan	SC
S-23-16 Bayside Exteriors	SC





S-23-25 G. Fedale Roofing & Siding	HW
Preliminary and Final Site Plan	
Lands of Billie Jo Cooper & Guy W. Cooper Minor Subdivision and Lot Line Adjustment off a 50-ft Easement	BM
<u>Lands of Yoder Properties</u> Minor Subdivision off a 30-ft Easement	HW
Old Business	

C/U 2400 Kent Walston, LLC BM An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family dwellings (5 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.4 acres, more or less. The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A. Tax Map Parcel: 134-17.07-173.02.

C/U 2403 Beach Buggies, LLC BM An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend conditions of approval for Conditional Use No. 1492 (Ordinance No. 1653), relating to contracting work, office work, and general business to be conducted on the site, and also relating to occupancy of the units as a principal place of business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 10.80 acres, more or less. The property is lying on the south side of Lighthouse Road (Rt. 54), approximately 0.41-miles northwest of Dickerson Road (S.C.R. 389). 911 Address: 38288 London Avenue Unit 51, Selbyville. Tax Map Parcel: 533-18.00-61.01 (p/o).

Recess

Public Hearings

C/U 2351 Jose Velasquez

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 12.06 acres, more or less. The property is lying on the east side of Gravel Hill Road (Rt. 30) approximately 1.1 mile north of Zoar Road (S.C.R. 48). 911 Address: 22901 Gravel Hill Road, Georgetown. Tax Map Parcel: 234-15.00-1.00.

C/U 2364 Seaford Community Energy Initiative, LLC BW An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a 26.72 acre portion of a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 40.97 acres, more or less. The property is lying on the east side of Conrail Road (S.C.R. 546) approximately 0.71 mile south of Hearns Pond Road (S.C.R. 544). 911 Address: N/A. Tax Map Parcel: 331-3.00-138.00.

C/U 2365 Frankford Community Energy Initiative II, LLC BM An Ordinance to grant a conditional use of land in a C-1 General Commercial District

НW

and an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 42.95 acres, more or less. The property is lying on the east side of DuPont Boulevard (Rt. 113), approximately 250 feet south of Lazy Lagoon Road (S.C.R. 380). 911 Address: N/A. Tax Map Parcel: 533-4.00-23.00.

C/Z 1989 Fernando Robles

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a 2.47 acre portion of a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.42 acres, more or less. The property is lying on the northwest side of County Seat Highway (Rt. 9), approximately 0.85 mile southwest of DuPont Boulevard (Rt. 113). 911 Address: 19724 Justin Drive, Georgetown. Tax Map Parcel: 135-19.00-23.03 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 6, 2023, at 11:45 a.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: <u>https://sussexcountyde.gov/council-chamber-broadcast</u>

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 <u>pandz@sussexcountyde.gov</u>. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, July 12, 2023.

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