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# Sussex County Planning & Zoning Commission

## AGENDA

July 14, 2022

5:00 P.M.

### Call to Order

### Additional Business

Administration of Oaths

Reorganization

### Approval of Agenda

Approval of Minutes – June 9, 2022

### Other Business

All Climate Storage of Millsboro (F.K.A. Dagsboro Storage Facility) (S-21-38) BM  
Preliminary Site Plan

2021-33 Workman's Crossing (Phase II)(2021-33) KH  
Final Subdivision Plan

Red Mill Pond South Amenities (2004-17) KS  
Revised Amenities Plan

Welches Pond (Clubhouse) Amenities (2017-20) KS  
Final Amenities Plan

Sweetbay Amenities (2018-26) KS  
Preliminary Amenities Plan

Lands of Judy L. Pfiefer & Lands of Atkins KH  
Minor Subdivision off of a 20-ft Easement

Lands of Shady Oak DE, LLC KH  
Minor Subdivision off of a 28-ft Easement



### Old Business

**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.

### Public Hearings

**2021-29 Deer Creek**

KH

A standard subdivision to divide 93.582 acres +/- into 79 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 north side of Staytonville Road (S.C.R. 224), at the northwest corner of the intersection of Staytonville Road (S.C.R. 224) and DuPont Boulevard (Rt. 113). Tax Parcel: 230-19.00-27.00. Zoning: AR-1 (Agricultural Residential District).

**C/U 2300 MRBP, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 56.93 acres more or less.** The property is lying on the southwest side of McCary Road (S.C.R. 385), approximately 857-ft south of Frankford School Road (S.C.R. 92). 911 Address: N/A. Tax Parcels: 533-5.00-38.00 & 41.04.

**C/U 2301 Jason Tedesco**

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 Baltimore Hundred, Sussex County, containing 2.00 acres, more or less.** The property is lying on the west side of Roxana Road (Rt. 17), approximately 0.23 mile south of the intersection of Powell Farm Road (S.C.R. 365) and Peppers Corner Road (S.C.R. 365). 911 Address: 34018 Roxana Road, Frankford. Tax Parcel: 134-15.00-20.04.

**C/U 2303 Antonia Lopez Lopez**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a food truck business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.238 acres, more or less. The property is lying on the northwest side of Jersey Road (S.C.R. 305), approximately 500-feet southwest of the intersection of John J. Williams Highway (Rt. 24) and Hollyville Road (S.C.R. 305). 911 Address: 26719 Jersey Road. Tax Parcel: 234-32.00-55.00**

**C/Z 1961 Country Lawn Care & Maintenance, LLC**

KS

**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 portion of a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 7.75 acres more or less. The property is lying on the north side of Lewes-Georgetown Highway (Route 9), approximately 0.89 mile east of Steiner Road. 911 Address: 24347 Lewes-Georgetown Highway (Route 9). Tax Parcel: p/o 135-11.00-32.00.**

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, BY AMENDING SECTION 115-77.1 (LARGE SCALE USES) TO CLARIFY HOW FLOOR AREA IS CALCULATED**

**Additional Business**

Discussion relating to Rules of Procedure

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 7, 2022 at 1:50 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 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, July 13, 2022.

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