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# Sussex County Planning & Zoning Commission

AGENDA\*

July 22, 2021

5:00 P.M.

**PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING  
LOCATION: COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE  
BUILDING, 2 THE CIRCLE, GEORGETOWN**

**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS  
AT THE BOTTOM OF THE AGENDA**

## Call to Order

## Approval of Agenda

## Approval of Minutes – N/A

## Other Business

**Johnsonville Subdivision (2020-20)**  
Final Subdivision Plan

KS

**Marlin Chase (S-21-14 & C/U 2207)**  
Preliminary Site Plan & Landscape Plan

BM

**S-20-11 H&S Properties, LLC**  
Revised Preliminary Site Plan

KS

**Peninsula – Eigteenth on the Bay Residential Planned Community (RPC)**  
Revised Final Site Plan

BM

**SoDel Concepts Office - Rehoboth**  
Revised Preliminary Site Plan

KS

**Black Hog Village (S-18-64)**  
Revised Preliminary Site Plan

KS

**Bayhealth Campus Rt.9 (S-21-10)**  
Revised Preliminary Site Plan

KS



**Beacon Engineering, LLC Office (S-21-16)** KH  
Revised Preliminary Site Plan

**Asbury Borrow Pit (S-21-12 & C/U 2227)** KH  
Preliminary Site Plan

**Lands of Shady Oak DE, LLC** KH  
Minor Subdivision off a 15-ft Easement

**Old Business**

**2020-08 Lockhaven** KS  
A standard subdivision to divide 125.8 acres +/- into 25 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258). Tax Parcel: 235-15.00-34.00. Zoning District: AR-1 (Agricultural Residential District).

**2020-19 Monarch Glen** KS  
A cluster subdivision to divide 135.54 acres +/- into 246 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The properties are lying on the northeast and southwest sides of Fisher Road (S.C.R. 262), approximately 456 feet south of Lewes-Georgetown Highway (Route 9). Tax Parcels: 235-30.00-141.00, 143.00 & 144.00 & 334-10.00-59.00. Zoning District: AR-1 (Agricultural Residential District) and GR (General Residential District).

**C/U 2259 Evergreene Companies, LLC** BM  
**An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential Zoning District for multi-family dwelling units (30 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.96 acres, more or less.** The property is lying on the north side of Fred Hudson Road (S.C.R. 360), approximately 0.25 mile east of Cedar Neck Road (S.C.R. 357). 911 Address: N/A Tax Parcel: 134-13.00-72.02

**C/U 2249 Mayapple Farm, LLC** HW  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi family (41 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 20.91 acres, more or less.** The property is lying on the west side of Williamsville Road (S.C.R. 395), approximately 0.76 mile southeast of Lighthouse Road (Route 54). 911 Address: N/A. Tax Parcel: 533-19.00-289.05.

**Public Hearings**

**2021-21 - Lewes Crossing Phase 8 Revision (2016-4)** KS  
This is a revision to a previously approved 42-lot major subdivision known as Lewes Crossing. The proposal is to reduce the number of trees proposed within Perimeter 2 in Phase 8 of the Lewes Crossing Subdivision. This reduction is proposed to the rear of Lots 215-227. The property is located on the south side of Beaver Dam Road approximately 1,436 ft. west of Salt Marsh Boulevard. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D.

334-5.00-222.01

**C/U 2248 Gulfstream Development, LLC**

BM

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (19 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less.** The property is lying on the northwest corner of Parker House Rd. (S.C.R 362) and Muddy Neck Rd. (S.C.R 361). 911 Address: N/A. Tax Parcel: 134-16.00-382.00

**C/U 2253 Chester and Shirley Townsend**

BM

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.0 acres, more or less.** The property is lying on the north side of Vines Creek Road (Rt. 26), approximately 0.20 mile east of Sandy Landing Road (S.C.R. 342). 911 Address: 32859 & 32805 Vines Creek Road, Dagsboro. Tax Parcels: 134-11.00-2.02 & 3.00

**C/U 2256 Jerry Miekjohn, LLC**

HW

**An Ordinance to grant a Conditional Use of land in a AR-1 Agricultural Residential District for hardscaping, outdoor living construction and a commercial business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.65 acres, more or less.** The property is lying on south side of Frankford School Rd. (S.C.R 92) approximately 0.37 mile east of McCary Road (S.C.R. 385). 911 Address: 32252 Frankford School Road, Frankford. Tax Parcel: 533-5.00-86.00

**C/Z 1931 Lands of Lighthipe, LLC**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community and to amend the conditions of approval of CZ 1768 (Ordinance 2411) to increase the gross site area by 5.253 acres and to increase the number of permitted units within the Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 56.372 acres, more or less.** The property is lying on the north side of Muddy Neck Road (S.C.R. 361), approximately 0.52 mile southeast of Parker House Road (S.C.R. 362). 911 Address: N/A. Tax Parcel: 134-17.00-12.02.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 15, 2021 at 3:00 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 INSTRUCTIONS-

\* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

**PLEASE NOTE:** The meeting is to be held at the following location: **COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 2 THE CIRCLE, GEORGETOWN**

The public is encouraged to view the meeting on-line. Any person attending in-person may be required to go through a wellness and security screening, including a no-touch temperature check. The public may be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at: <https://sussexcountye.gov/council-chamber-broadcast>

The County is required to provide 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://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountye.gov](mailto:pandz@sussexcountye.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, July 21, 2021.

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