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Sussex County Planning & Zoning Commission

REVISED AGENDA

July 28, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 23, 2022

Other Business

<u>Inland Bays (S-22-28 & C/U 2259)</u> Preliminary Site Plan & Landscape Plan	HW
<u>Indian River Solar Farm (F.K.A Broom Solar) (C/U 2288)</u> Preliminary Site Plan	BM
<u>Lewes Farmer's Market</u> Revised Final Site Plan	BM
<u>Lands of Kenneth Schroder & Carolyn Patterson</u> Minor Subdivision off of a 50-easement and a 20-ft easement	KH
<u>Lands of Yong J. Park, Je Y. Kim & Soon J. Kim</u> Minor Subdivision off of a 50-ft easement	HW

Old Business

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.

Public Hearings

2022-05 John & Anna LeCates

BM

A standard subdivision to divide 5.03 acres +/- into three (3) single-family lots, to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The property is lying on the southwest side of Conleys Chapel Road (S.C.R. 280-B), approximately 0.09 mile west of Quail Drive. Tax Parcels: 234-11.00-62.05, 62.22. Zoning: AR-1 (Agricultural Residential District).

2022-07 Ocean 7 Group (c/o Tauhid Islam)

BM

A standard subdivision to divide 4.3 acres +/- into two (2) lots to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is lying on the north side of Lexus Lane, approximately 0.05 mile east of John J. Williams Highway (Route 24). Tax Parcel: 334-12.00-127.11. Zoning: CR-1 (Commercial Residential District).

C/U 2306 Amanda Mapp

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an irrigation business to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 0.65 acres, more or less. The property is lying on the north side of Little Lane, approximately 560 feet east of Whaleys Road (S.C.R. 62). 911 Address: 18667 Little Lane, Delmar. Tax Parcel: 333-13.00-5.04.

~~**C/U 2307 Ellendale Associates, LLC** **KH**
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a convenience store and fuel pumps to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.76 acres, more or less. The property is lying on the southwest corner of DuPont Boulevard (Route 113) and Beach Highway (Route 16). 911 Addresses: 16848 & 16870 Beach Highway, Ellendale. Tax Parcel: 230-26.00-98.00.~~

C/U 2309 Rockswitch Properties, LLC **KH**
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a real estate office to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.38 acres, more or less. The property is lying on the north side of Coastal Highway (Route 1) approximately 0.14 mile southeast of Deep Branch Road (S.C.R. 234). 911 Address: 12537 Coastal Highway, Milton. Tax Parcel: 235-8.00-62.00

C/U 2310 Milton Community Food Pantry, Inc. **KS**
An Ordinance to grant a Conditional Use of land in a GR General Residential District for a food pantry to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.966 acres, more or less. The property is lying on the west side of Union Street Ext. (Rt. 5), approximately 0.24 mile south of Reynolds Pond Road (S.C.R. 231). 911 Address: 12898 Union Street Ext., Milton. Tax Parcel: 235-7.00-18.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 20, 2022 at 12:00 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.

Please note that Subdivision Reference 2022-06 Amelie Sloan Trust was not included in the agenda for this meeting. This application is to be re-advertised for a future Planning & Zoning Commission meeting date and will not be heard at this meeting.

*This agenda was revised on July 20, 2022 at 1:55 p.m., to remove C/U 2307 Ellendale Associates, LLC, from the agenda. This application will be renoticed for a public hearing at a future date.

-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. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, July 27, 2022.

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