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Sussex County Planning & Zoning Commission

AGENDA

August 10, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 27, 2023

Public Comment

Other Business

<u>2021-06 Brentwood (f/k/a Coral Lakes & Coral Crossing)</u> Final Subdivision & Landscape Plan	SC
<u>2019-08 Azalea Woods</u> Section 2 – Final Subdivision Plan & Landscape Plan	HW
<u>2021-20 Lands of John J. Hamstead</u> Final Subdivision Plan	BB
<u>2021-26 Harpers Glen (F.K.A. Workmans)</u> Final Subdivision Plan	BB
<u>S-23-33 Church of God Prophecy</u> Preliminary Site Plan	BB
<u>S-23-32 Vulcan/Horsey Asbury Borrow Pit Expansion (C/U 2294 & 1741)</u> Preliminary Site Plan	HW
<u>S-23-14 Hilltop Apartments @ Lewes</u> Preliminary Site Plan	SC
<u>Lands of Renewable Redevelopment, LLC</u> Minor Subdivision off of a 50-ft Easement	BM



Old Business

2022-18 Wil King Station

HW

A Coastal Area and standard cluster subdivision to divide 29.10 acres +/- into fifty-eight (58) single-family lots, to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the west side of Wil King Road (S.C.R. 288), approximately 1.01-mile(s) south of Kendale Road (S.C.R. 287). Tax Map Parcels: 234-6.00-26.00 & 59.19. Zoning: GR (General Residential) and AR-1 (Agricultural Residential).

C/U 2373 Sarah Peterson

BW

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 Little Creek Hundred, Sussex County, containing 8.45 acres, more or less. The property is lying along Morning Glory Farms Road, on the northwest side of Portsville Road (S.C.R. 492), approximately 0.84 mile east of S Shell Bridge Road (S.C.R. 492A). 911 Address: 8982 Morning Glory Farms Road, Laurel. Tax Map Parcel: 432-3.00-41.06.

C/Z 1985 Love Creek Acquisition, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a M Marine District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.1 acres, more or less. The properties are lying on the south side of John J. Williams Highway (Rt. 24), approximately 0.26-mile(s) northeast of Camp Arrowhead Road. 911 Address: 20565 & 20581 John J. Williams Highway, Lewes. Tax Map Parcel: 234-7.00-111.00 & 112.00.

Recess

Public Hearings

2022-19 Grayrock Preserve

HW

A cluster subdivision to divide 47.48 acres +/- into ninety-four (94) single-family lots, to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County. The property is lying on the northwest side of Wilson Road (S.C.R. 244), approximately 0.88 mile west of Sand Hill Road (S.C.R. 319). 911 Address: N/A. Tax Map Parcel: 135-10.00-10.00. Zoning District: AR-1 (Agricultural Residential).

2022-20 Marvel Subdivision

BM

A Coastal Area standard subdivision to divide 40.182 acres +/- into forty-four (44) single-family lots, to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the southwest corner of Brasure Road (S.C.R. 345) and Vines Creek Road (Rt. 26). 911 Address: 32688 Vines Creek Road, Dagsboro. Tax Map Parcel: 134-11.00-27.00. Zoning District: AR-1 (Agricultural Residential).

C/U 2357 Pingue Properties, LLC

BB

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a private tenting area to be located on a 1.8 acre portion of a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 9.61 acres, more or less (portion of). The property is lying on the northwest side of Cedar Beach Road (Rt. 36), approximately 0.29 mile east of Coastal Highway (Rt. 1). 911 Address: 20420 Pingue

Dive, Milford. Tax Map Parcel: 330-7.00-7.00.

Ord. 23-11

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 234-6.00-6.02.

The property is lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.50 mile north of Hopkins Road (S.C.R. 286). 911 Address: 30857 Saddle Ridge Way, Lewes. Tax Map Parcel: 234-6.00-6.02.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 3, 2023, at 3:30 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 Wednesday, August 9, 2023.

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