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# Sussex County Planning & Zoning Commission

## AGENDA

August 11, 2022

5:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – July 14, 2022

### Other Business

- |                                                                                                  |    |
|--------------------------------------------------------------------------------------------------|----|
| <u>(S-22-03) Steiner Road Industrial Park</u><br>Revised Preliminary Site Plan                   | KS |
| <u>(S-22-16) Village Center – Commercial</u><br>Revised Preliminary Site Plan                    | KS |
| <u>(S-22-21) Lands of Hete4, LLC</u><br>Preliminary Site Plan                                    | BM |
| <u>Grotto's Pizza – Corporate Office</u><br>Preliminary Site Plan                                | KS |
| <u>(2004-17) The Villages at Red Mill Pond South</u><br>Request to Amend Conditions of Approval  | KS |
| <u>(2018-34) Keastone Bay</u><br>Request for a Time Extension                                    | KS |
| <u>Lands of Shirley Ann Gregory</u><br>Minor Subdivision off of a 30-ft Easement                 | KH |
| <u>Lands of Christopher T. &amp; Sandra M. Kirk</u><br>Minor Subdivision off of a 50-ft Easement | KH |
| <u>Lands of Gordan D. Heathman, Trustee</u><br>Minor Subdivision off of a 30-ft Easement         | BM |



**Old Business**

**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.

**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 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.

**Public Hearings**

**2022-11 Hunters Creek**

BM

A cluster subdivision to divide 28.78 acres +/- into 95 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 north side of Omar Road (S.C.R. 54), approximately 0.33 mile west of the intersection of Powell Farm Road (S.C.R. 365). Tax Parcels: 134-11.00-102.00 & 103.00. Zoning: MR (Medium Density Residential District).

**C/U 2311 Phillip Jackson**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tree service business to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 3.83 acres, more or less.** The property is lying on the northwest side of Robinsonville Road (S.C.R. 277), approximately 960 feet south of Cedar Grove Road (S.C.R. 283). 911 Address: 18968 Robinsonville Road, Lewes. Tax Parcel: 334-11.00-6.00.

**C/U 2312 G. Fedale**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential**

**District for an office and showroom to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 0.65 acres, more or less.** The property is lying on the north side of DuPont Blvd. (Rt. 113), approximately 730 feet northwest of Speedway Road (S.C.R. 325). 911 Address: 24207 & 24217 DuPont Boulevard, Georgetown. Tax Parcel: 133-2.00-38.00.

**C/U 2313 John Ford**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a realty office to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.57 acres, more or less.** The property is lying on the southeast side of Savannah Road (Rt. 9) approximately 0.16 mile northeast of Wescoats Road (Rt. 12). 911 Address: 1528 Savannah Road, Lewes. Tax Parcel: 335-12.06-49.00.

**C/Z 1973 Osprey Point Preserve, LLC**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District – Residential Planned Community to a MR-RPC Medium Density Residential District – Residential Planned Community to amend Change of Zone No. 1759 (Ordinance No. 2475) to include a 1.85-acre marina & restaurant amenity area for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less.** The property is lying on the southwest side of Old Landing Road (S.C.R. 274), within the Osprey Point Residential Planned Community, on the north end of Ethan Allen Drive, approximately 0.12 mile west of Old Landing Road (S.C.R. 274). 911 Address: N/A. Tax Parcels: 334-18.00-83.00, 83.17, 83.20, 83.21 & 1073.00 through 1289.00.

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 4, 2022 at 1:45 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, August 10, 2022.

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