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Sussex County Planning & Zoning Commission

AGENDA

August 24, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 27, 2023, and August 10, 2023

Public Comment

Other Business

<u>2019-19 East Gate</u> Final Subdivision Plan & Landscape Plan	HW
<u>S-23-15 County Seat RV Resort</u> Preliminary Site Plan	HW
<u>S-23-17 Rehoboth Marketplace</u> Revised Final Site Plan	SC
<u>S-23-19 Soboczenski Office</u> Preliminary Site Plan	SC
<u>S-23-20 Frederick Ford</u> Revised Preliminary Site Plan	HW
<u>S-23-28 Jefferson Temple</u> Preliminary Site Plan	SC
<u>S-23-34 Mitchel Farm Commercial</u> Revised Preliminary Site Plan	SC
<u>S-23-36 – Silverleaf (F.K.A MRBP, LLC)</u> Preliminary Site Plan	BM



S-21-36 Mayapple Farm (C/U 2249) HW
 Amenities Plan

Lands of Morris Heirs BB
 Minor Subdivision Plan off of a 30-ft Easement & Lot Line Adjustment

Lands of Brian K. Cooper HW
 Minor Subdivision off of a 40-ft Easement

Lands of Lawrence A. Asch & Karen E. Asch BB
 Minor Subdivision off of a 20-ft Easement

Lands of John & Nancy Argo BB
 Minor Subdivision off of a 50-ft Easement

Lands of Paul Lathbury BM
 Minor Subdivision off of a 50-ft Easement & Lot Line Adjustment

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/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.

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.

TO ANNOUNCE RECEIPT OF ADDITIONAL INFORMATION

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.

TO ANNOUNCE RECEIPT OF PLUS COMMENTS

Recess

Public Hearings

2020-07 Lands of Elizabeth Main & Andrew MacNamara

HW

A standard subdivision to divide three (3) acres +/- into three (3) single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the west side of Krause Lane, approximately 440 feet northwest of Townsend Road (S.C.R. 303). 911 Address: 29157 Krause Lane, Millsboro. Tax Map Parcel: 234-22.00-3.29. Zoning District: AR-1 (Agricultural Residential).

C/U 2446 Tijmen van den Bosch

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for greenhouses and employee housing buildings to be located on a portion of certain parcels of land lying and being in Northwest Fork Hundred, Sussex County, containing 166.19 acres, more or less. The properties are lying on the south side of West Newton Road (S.C.R. 582) and the west side of Adams Road (S.C.R. 583), at the intersection of West Newton Road (S.C.R. 582) and Adams Road (S.C.R. 583). 911 Address: N/A. Tax Map Parcels: 131-6.00-1.00 & 18.00 (p/o).

2022-10 Raley Farm

HW

A cluster subdivision to divide 358.84 acres +/- into six-hundred and forty-six (646) single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the south side of Avalon Road (Route 302A) and the north side of Zoar Road (S.C.R. 48), approximately 0.28 mile east of Gravel Hill Road (Route 30). 911 Address: 26433 Zoar Road, 24358, 24268 & 24272 Lawson Road, Georgetown. Tax Map Parcels: 234-15.00-3.20, 3.21, 9.00, 10.00, 11.01 13.00, 14.00 & 15.00. Zoning District: AR-1 (Agricultural Residential).

C/U 2379 Lewes Saddle Ridge Solar 1, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Indian

River Hundred, Sussex County, containing 15.97 acres, more or less. The properties are lying on the north and south side of Saddle Ridge Way and the west side of Beaver Dam Road (S.C.R. 23), approximately 0.57-mile northeast of Hopkins Road (S.C.R. 286). 911 Address: 30857 & 30862 Saddle Ridge Way. Tax Map Parcels: 234-6.00-6.02, 6.03 & 6.04

C/U 2380 Dagsboro Thorogoods Solar 1, LLC BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 28.81 acres, more or less. The property is lying on the east side of Thorogoods Road (S.C.R. 333), approximately 0.41-mile northeast of Dagsboro Road (Rt. 20). 911 Address: 30561 Thorogoods Road, Dagsboro. Tax Map Parcel: 233-5.00-187.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 17, 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 23, 2023.

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