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Sussex County Planning & Zoning Commission

REVISED AGENDA

August 25, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 28, 2022

Other Business

<u>(2020-13) Terrapin Island (F.K.A Salt Cedars)</u> Final Subdivision Plan	KS
<u>2021-11 Lightship Cove</u> Final Subdivision Plan	KH
<u>(S-22-24) 4 Seasons Park (F.K.A. Country Lawn Care & Maintenance, LLC)</u> Preliminary Site Plan	KH
<u>S-22-15 Price Automotive</u> Preliminary Site Plan	KS
<u>Lauden Investments</u> Preliminary Site Plan	KS
<u>Hickory Ridge Church</u> Preliminary Site Plan	HW
<u>(2004-17) The Villages at Red Mill Pond South</u> Request to Amend Conditions of Approval	KS
<u>Lands of Timothy & Jessica Tice</u> Minor Subdivision off of a 20-ft Easement	BM
<u>Lands of RDL Properties, LLC</u> Minor Subdivision off of a 20-ft Easement	BM



Old Business

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.

FOR DISCUSSION ONLY

Public Hearings

~~2022-06 Amelie Sloan Trust~~

KS

~~A standard subdivision to divide 4.57 acres +/- into four (4) 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 north side of Cedar Lane and Pinewater Drive and on the southeast side of Blackberry Lane with access off of Sloans Lane, approximately 0.44 mile east of Multiflora Drive. Tax Parcels: 234-17.12-99.01, 99.02, 99.03 & 99.04. Zoning: AR-1 (Agricultural Residential District).~~

2021-31 Glenwood now known as Black Oak

KS

A Cluster subdivision to divide 77.24 acres +/- into one hundred and thirty-one (131) single-family 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 northwest side of New Road (S.C.R. 266), approximately 0.61 mile northeast of the intersection of Nassau Road (S.C.R. 266B) and New Road (S.C.R. 266). Tax Parcel: 335-7.00-6.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2316 Southern Delaware Medical Center, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for medical office buildings to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred Sussex County, containing 2.29 acres, more or less. The property is lying on the southeast side of Shady Road (S.C.R. 276), approximately 0.14-miles northeast of the intersection of Shady Road and Plantations Road (Rt. 1D). 911 Address: 17611, 17623 & 17637 Shady Road, Lewes. Tax Parcel: 334-6.00-511.02, 511.06 & 513.00.

C/U 2356 Sun Massey's Landing RV, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an amendment of Condition No. 9 in Ordinance No. 2378 (Conditional Use No. 1963) to amend the requirement that no campers or RVs shall be stored on the campground during the period that the campground is closed to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 54.33 acres, more or less. The property is lying on the north side and south side of Long Neck Road, within the Massey's Landing RV Park. 911 Address: 20628 Long Beach Drive, 20636 Long Beach Drive, 32464 Sailfish Ln, and 22814 Conch Road, Millsboro. Tax Parcel: 234-25.00-31.02 & 31.05.

C/Z 1963 ES Motors, Inc.

BM

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 certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 9.54 acres, more or less. The property is lying on the south side of Vines Creek Road (Rt. 26), approximately 0.5 miles east of Armory Road (Rt. 382). 911 Address: 30028 and 30032 Vines Creek Rd. Tax Parcel: 233-11.00-172.00.

AN ORDINANCE TO AMEND THE TEXT AND MAPS OF CHAPTER 13 (MOBILITY ELEMENT) OF THE COMPREHENSIVE PLAN IN ADDITION TO AMENDMENTS TO THE EXISTING AND FUTURE LAND USE MAPS OF

THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-16.00-50.02, 235-22.00-441.00, AND 235-22.00-442.00. The property is lying on the west side of Coastal Highway (Route 1), west of the intersection of Coastal Highway and Eagles Crest Road (S.C.R. 264). 911Address: 29763 Eagles Crest Road, Milton.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 18, 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.

This agenda was revised on 8.24.2022 at 8:45 a.m to strike the text of Subdivision 2022-06 Amelie Sloan Trust. Staff are to request that this be removed from the Commission's meeting agenda for the August 25, 2022, Planning & Zoning Commission meeting and re-noticed for a new Public Hearing at a future Planning & Zoning Commission meeting date.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountye.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://sussexcountye.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, August 24, 2022.

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