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Sussex County Planning & Zoning Commission

REVISED AGENDA

September 14, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Public Comment

Other Business

<u>Chappell Farm (C/U 2193)</u> Request for Time Extension of Conditional Use	SC
<u>S-23-34 Mitchell Farm Commercial</u> Revised Preliminary Site Plan	SC
<u>S-23-36 Silverleaf (F.K.A MRBP, LLC)</u> Revised Preliminary Site Plan	BM
<u>S-20-25 Sussex Bible Church</u> Revised Preliminary Site Plan	HW
<u>Sound United Methodist Church</u> Revised Preliminary Site Plan	HW
<u>2021-29 Deer Creek</u> Request to Amend Conditions of Approval	BB
<u>Lands of Christina Abramowicz</u> Minor Subdivision off of a 25-ft Easement	BB
<u>Lands of Kenneth J. & Janice M. Arney</u> Minor Subdivision & Lot Consolidation off of a 50-ft Easement	BB



Lands of Susan Dibonaventure

HW

Minor Subdivision off of a 30-ft Easement

2005-16 Cypress Creek Estates

BB

Determination as to Substantially Underway Status

Old Business

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.

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.

Recess

Public Hearings

C/Z 2015 G&M Route 24, LLC - A Delaware Limited Liability Company SC
and/or Its Assigns

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an I-1 Institutional District for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 12.44 acres, more or less. The property is lying on the south side of Turquoise Lane, and the east side of Healthy Way; approximately 900 feet southeast from the intersection of John J. Williams Hwy. (Route 24) and Lexus Lane. 911 Address: N/A. Tax Map Parcel: 334-12.00-57.11.

~~C/Z 1984 Carl M. Freeman Companies~~ BM

~~An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.20 acres, more or less.~~ The properties are lying on the north side of Lighthouse Road (Route 54), and the west side of Bennett Avenue, approximately 350 feet west of Madison Avenue. 911 Address: N/A. Tax Map Parcels: 533-20.00-22.00 & 20.00 (p/o).

~~C/U 2368 Carl M. Freeman Companies~~ BM

~~An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (23 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.20 acres, more or less.~~ The properties are lying on the north side of Lighthouse Road (Route 54), and the west side of Bennett Avenue, approximately 350 feet west of Madison Avenue. 911 Address: N/A. Tax Map Parcels: 533-20.00-22.00 & 20.00 (p/o).

Ord. 23-05 (Master Plan Zoning District)

AN ORDINANCE TO DELETE CHAPTER 115, ARTICLE XVII VACATION RETIREMENT-RESIDENTIAL PARK DISTRICT SECTIONS 115-132 THROUGH 115-140 IN ITS ENTIRETY AND TO INSERT ARTICLE XVII MASTER PLAN ZONE, SECTIONS 115-132 THROUGH 115-140 IN ITS PLACE.

Ord. 23-06 (Through Lots)

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE I, SECTION 115-4 "DEFINITIONS" OF THE CODE OF SUSSEX COUNTY REGARDING "YARD, FRONT" AND "YARD, REAR" OF THROUGH LOTS, AND CHAPTER 115, SECTION 115-183 "SIDE AND REAR YARDS."

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 7, 2023, at 1:30 p.m., and at least seven (7) days in advance of the meeting.

This agenda was revised on September 11, 2023 to remove application C/Z 1984 and C/U 2368 from the agenda at the request of applicant. These applications will be renoticed for Public Hearings at a future date. The agenda was further amended to remove 2005-16 Cypress Creek Estates from the agenda. This item will be added to the next 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://sussexcountye.gov/council-chamber-broadcast>

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, September 13, 2023.

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