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# Sussex County Planning & Zoning Commission

## AGENDA

September 23, 2021

5:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – August 12, 2021

### Other Business

(2019-16) Estates at Milton Crossing Subdivision KS  
Final Subdivision Plan

Americana Bayside MR-RPC – Parcel P BM  
Final Site Plan

DelDOT Georgetown Administrative Building KH  
Final Site Plan

Big Oyster Brewery KS  
Revised Final Site Plan

SoDel Concepts Office - Rehoboth KS  
Revised Preliminary Site Plan

(2005-49) The Woodlands Subdivision HW  
Request to Revise Landscape Plan and/or Conditions of Approval

(S-21-03) Sussex Solar Park (F.K.A Spangler Strategic Advisers, LLC) (C/U 2114) KH  
Preliminary Site Plan

Bayside Mini Storage (S-21-26) HW  
Revised Preliminary Site Plan

Lands of Israel Bravo (S-20-34 & C/U 2217) BM  
Preliminary Site Plan



**Lands of Savage, Conner & Tull**  
 Minor Subdivision off a 20' Easement

BM

**Old Business**

**2020-08 Lockhaven**

KS

A standard subdivision to divide 125.8 acres +/- into 25 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258). Tax Parcel: 235-15.00-34.00. Zoning District: AR-1 (Agricultural Residential District).

**2021-21 - Lewes Crossing Phase 8 Revision (2016-4)**

KS

This is a revision to a previously approved 42-lot major subdivision known as Lewes Crossing. The proposal is to reduce the number of trees proposed within Perimeter 2 in Phase 8 of the Lewes Crossing Subdivision. This reduction is proposed to the rear of Lots 215-227. The property is located on the south side of Beaver Dam Road approximately 1,436 ft. west of Salt Marsh Boulevard. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 334-5.00-222.01

**C/U 2262 Matthew Hete**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwellings (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.25 acres, more or less.** The property is lying on the southeast side of Postal Lane (S.C.R. 283), approximately 0.22-mile northeast of Plantations Road (S.C.R. 275). 911 Address: 34360 Postal Lane, Lewes. Tax Parcel: 334-6.00-686.00.

**Public Hearings**

**2021-08 The Knoll**

BM

A Coastal Area cluster subdivision to divide 14.66 acres +/- into 33 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 east side of Irons Lane (S.C.R. 348), approximately 0.44 mile north of Holts Landing Road (S.C.R. 346). Tax Parcel: 134-7.00-163.00. Zoning: AR-1 (Agricultural Residential District).

**C/Z 1937 Double DB, LP**

KS

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and GR General Residential District to an AR-1/MR-RPC Agricultural Residential District and Medium Density Residential District - Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 29.07 acres, more or less.** The property is lying on the west side of Wil King Rd. (Route 288) approximately 0.89 miles north of Conleys Chapel Road (Route 280B). 911 Addresses: 20440, 20452, and 20464 Wil King Road, Lewes. Tax Parcels: 234-6.00-26.00, 26.01, 26.02, 26.03, 26.05, and 59.19.

**C/U 2264 Laudan Investments, LLC**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for professional offices to be located on certain parcels of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.68 acres, more or less. The property is lying on the southeastern side of Savannah Road (S.C.R. 443A), approximately 0.77-mile northeast of Wescoats Road (Rt. 12). 911 Addresses: 1302 & 1304 Savannah Road, Lewes. Tax Parcels: 335-8.18-15.00 & 335-8.18-16.00**

**Ord. 21-03 – Relating to the Future Land Use Map of the Comprehensive Plan  
AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 234-  
23.00-270.00**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 16, 2021 at 4:15 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.

Please note that subdivision application reference 2020-21 Piney Creek Manor was not included in the agenda for this meeting as the application has been withdrawn.

-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, September 22, 2021.

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