

ROBERT C. WHEATLEY, CHAIRMAN
BRIAN BUTLER
SCOTT COLLINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
pandz@sussexcountyde.gov
www.sussexcountyde.gov

Sussex County Planning & Zoning Commission

REVISED AGENDA

September 28, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 24, 2023

Public Comment

Other Business

<u>2021-31 Black Oak</u> Final Subdivision & Landscape Plan	SC
<u>C/Z 1958 & 1844 Westridge Shores RPC</u> Preliminary Site Plan	SC
<u>S-23-29 Eastern Lift Truck</u> Preliminary Site Plan	HW
<u>S-23-10 Maplewood Dental</u> Preliminary Site Plan	BM
<u>2018-09 Plover Point (F.K.A Oak Landing)</u> Request to Amend Conditions of Approval	BM
<u>Lands of Kenneth J. & Janice M. Arney</u> Minor Subdivision & Lot Consolidation off of a 50-ft Easement	BB
<u>Lands of Kimberly Ferrell</u> Minor Subdivision & Lot Line Adjustment off of a 50-ft Easement	BB
<u>Lands of Harry & Sandra Nagler</u> Minor Subdivision off of a 50-ft Easement	BB



Lands of Joan Reed

SC

Minor Subdivision Plan off of a 50-ft Easement

Old Business

C/U 2350 Beaver Dam Enterprises, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.144 acres, more or less. 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.

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

SC

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.

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."

Recess

Public Hearings

2023-06 Twin Masts

SC

A cluster subdivision to divide 132.90 acres +/- into two hundred and forty-nine (249) single-

family lots to be located on certain parcels of land lying and being in Broad Kill Hundred, Sussex County. The properties are lying on the west side of Coastal Highway (Route 1) and on the north side of Round Pole Bridge Road (S.C.R. 257). 911 Address: N/A. Tax Map Parcels: 235-16.00-68.00 & 69.00. Zoning: AR-1 (Agricultural Residential).

C/U 2381 Consolidated Edison Development, Inc. 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 portion of certain parcels of land lying and being in Broadkill Hundred, Sussex County, containing 43.27 acres, more or less. The properties are lying on the south side of Lewes Georgetown Highway (Rt. 9), approximately 0.40 mile east of Harbeson Road (Rt. 5). 911 Address: 26628 & 26772 Lewes Georgetown Highway, Harbeson. Tax Map Parcels: 235-30.00-61.00, 58.06 & 58.07.

C/U 2382 Consolidated Edison Development, Inc. HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a GR General 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 37.04 acres, more or less. The property is lying on the south side of Kendale Road (S.C.R. 287), approximately 0.15 mile east of Wil King Road (Rt. 288). 911 Address: N/A. Tax Map Parcel: 234-2.00-18.00.

C/U 2383 Consolidated Edison Development, Inc. 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 30.1-acre portion of a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 143.09 acres, more or less. The property is lying on the southwest side of Woodland Ferry Road (S.C.R. 78), approximately 635 feet northwest of Old Sailor Road (S.C.R. 78A). 911 Address: N/A Tax Map Parcel: 232-12.00-4.00 (p/o).

C/U 2384 Consolidated Edison Development, Inc. BB
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm on a 19.61 acre, portion, more or less, of a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 74.96 acres, more or less. The property is lying on the west side of South Main Street (Rt. 13A), approximately 380 feet north of Rifle Range Road (S.C.R. 545). 911 Address: 18374 South Main Street, Bridgeville. Tax Map Parcel: 131-14.00-29.00 (p/o).

C/U 2385 Consolidated Edison Development, Inc. HW
An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm on a 17.45 acre portion, more or less, of a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 29.45 acres, more or less. The property is lying on the north side of West Line Road (S.C.R. 512), approximately 0.67 mile west of Delmar Road (Route 54). 911 Address: 8517 West Line Road, Delmar. Tax Map Parcel: 532-19.00-57.00.

C/U 2386 Consolidated Edison Development, Inc. HW
An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 53.891 acres, more or less. The property is lying on the east and

west side of Cast Rite Drive on the south side of Bacons Road (S.C.R. 515), approximately 0.39 mile west of Country Walk. 911 Address: 35204 Cast Rite Drive, Delmar. Tax Map Parcel: 532-6.00-32.00.

C/U 2387 Consolidated Edison Development, Inc.

HW

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm to be located on a portion of a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 17.04 acres, more or less. The property is lying on the north and south sides of Hastings Lane and the west side of Bi-State Boulevard (Rt. 13A), approximately 0.37 mile north of Old Crow Road (S.C.R. 503B). 911 Address: 10311 Hastings Lane, Delmar. Tax Map Parcel: 532-13.00-22.00 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 21, 2023, at 4:45 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://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 27, 2023.

###