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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

September 8, 2022

5:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – August 11, 2022

### Other Business

<u>Scenic Manor (2019-29) (F.K.A Estates at Mulberry Knoll)</u> Final Subdivision & Landscape Plan	KS
<u>Ocean Ridge East (MR-RPC)(C/Z 817)</u> Revised Site Plan (Open Space Design)	BM
<u>Surfing Crab</u> Revised Site Plan	KS
<u>Spring Lake Townhomes (F.K.A Spring Lake Condominiums)</u> Revised Site Plan	KS
<u>(S-22-27) Samuel C. Warrington II</u> Preliminary Site Plan	KS
<u>The Peninsula – MR-RPC (C/Z 1936, C/Z 1883 and C/Z 1475)</u> Revised Amenities Plan	BM
<u>Tower Hill (2018-17) (F.K.A Groome Property)</u> Preliminary Amenities Plan	KS
<u>S-17-36 Oyster House Village (C/U 1642)</u> Preliminary Amenities Plan	KS
<u>Milos Haven (C/Z 1881) (F.K.A Lakelynnns)</u> Preliminary Amenities Plan	KH



**Lands of Thomas Vilone**

KS

Minor Subdivision off of a 50-ft Easement

**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).

**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.

**Ord. 21-06**

**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.

**Public Hearings**

**C/U 2319 Austin & Megan Embleton**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tourist home, event venue, & hair salon to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 2.05 acres, more or less.** The property is lying on the south side of Memory Road (S.C.R. 613), approximately 0.41-mile southeast of Shawnee Road (Rt. 36). 911 Address: 10775 Memory Road, Harrington. Tax Parcel: 430-3.00-20.08.

**C/U 2321 Coastal Properties, LLC**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a kitchen and bathroom showroom to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 0.248 acres, more or less.** The property is lying on the northeast side of Beaver Dam Road (Rt. 23), approximately 0.16-mile southwest of the intersection of Church Street and Salt Marsh Boulevard. 911 Address: 17677 Stingey Lane, Lewes. Tax Parcel: 334-5.00-196.00.

**Ord. 22-02**

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 134-17.07-173.02 (P/O).** The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A.

**C/Z 1965 Kent Walston, LLC**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.4 acres, more or less.** The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A. Tax Parcel: 134-17.07-173.02.

**C/U 2333 Kent Walston, LLC**

BM

**An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family units (2 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.4 acres, more or less.** The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A. Tax Parcel: 134-17.07-173.02.

**C/Z 1964 Martin Property Development, LLC**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a C-1 General Commercial District to an LI-2 Light Industrial District for certain parcels of land lying and being in Dagsboro Hundred, Sussex County, containing 19.71 acres more or less. The properties are lying on the west side of Delaware Avenue and on the east side of Dupont Boulevard (Route 113), approximately 0.3 mile north of Parker Road (S.C.R. 380). 911 Address: 34796, 34770, 34752, & 34708 Delaware Avenue. Tax Parcels: 433-11.00-21.00, 433-11.00-21.02**

**Additional Business**

Discussion and Possible Action on an amendment to the Rules of Procedure

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 1, 2022 at 4:00 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.**

**Note: This agenda was revised on September 2, 2022 at 3:30 p.m. to add an item of Additional Business relating to the Planning & Zoning Commission Rules of Procedure.**

**Agenda items listed may be considered out of sequence.**

**Please note that Application C/Z 1969 Ron Sutton was not included in the agenda for this meeting and has been re-noticed for a Public Hearing before the Planning & Zoning Commission on September 22, 2022.**

-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 7, 2022.

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