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Sussex County Planning & Zoning Commission

AGENDA

September 9, 2021

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 22, 2021

Other Business

Plantation Square (S-18-54) KS
Final Site Plan

Riverside Apartments (F.K.A Riverside Plaza) KS
Final Site Plan

Eastern Shore Natural Gas KS
Preliminary Site Plan

American Way Warehouse (American Cedar & Millwork) KS
Revised Preliminary Site Plan

SoDel Concepts Office - Rehoboth KS
Revised Preliminary Site Plan

Cleanbay Renewables (C/U 2113)
Determination as to whether Substantially Underway

Lands of Kenneth & Donna Bender KH
Minor Subdivision off a 50-ft Easement

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).

C/Z 1945 Gulfstream Development, LLC HW
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 8.33 acres, more or less. The property is lying on the southwest side of Sand Cove Road (S.C.R 394) approximately 750 feet southeast of Lighthouse Road (Route 54). 911 Address: N/A. Tax Parcel: 533-19.00-56.05.

C/U 2292 Gulfstream Development, LLC HW
An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (32 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.33 acres, more or less. The property is lying on the southwest side of Sand Cove Road (S.C.R 394) approximately 750 feet southeast of Lighthouse Road (Route 54). 911 Address: N/A. Tax Parcel: 533-19.00-56.05.

Public Hearings

2021-03 Lands of Evans E. Norwood KS
A standard subdivision to divide 24.9 acres +/- into 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 south side of Stockley Road (S.C.R 280) approximately 0.58 mile west of Beaver Dam Road (Route 23). Tax Parcel: 234-5.00-55.00. Zoning District: AR-1 (Agricultural Residential District).

2021-04 Autumdale (F.K.A Fairmont) KS
A cluster subdivision to divide 73.905 acres +/- into 104 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 south side of Hollyville Road (S.C.R. 48), approximately 0.43 mile southwest of the intersection of Harbeson Road (Rt. 5) and Hollyville Road. Tax Parcel: 234-10.00-14.00. Zoning: AR-1 (Agricultural Residential District).

2021-05 Turnberry (F.K.A Unity Branch) KS
A cluster subdivision to divide 145.424 acres +/- into 195 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 southeast side of Hollyville Road (S.C.R. 48), approximately 0.63 mile south of Harbeson Road (Rt. 5). Tax Parcels: 234-10.00-199.00, 234-16.00-1.01, 1.02, 3.00, 4.00 & 5.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2263 Southern Comfort Delaware, LLC c/o Theodore Banks BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a warehousing facility with offices to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.13 acres, more or less. The property is lying on the west side of Irons Lane (S.C.R. 348) off Buckeye Lane approximately 0.42 mile south of Holts Landing Road (S.C.R. 346). 911 Address: N/A. Tax Parcel: 134-7.00-143.00

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.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 2, 2021 at 3:00 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.

-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. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, September 8, 2021.

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