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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

March 9, 2023

3:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – N/A

### Public Comment

### Other Business

2021-08 The Knoll HW  
Final Subdivision Plan

2018-20 Tanager Woods KS  
Revised Amenities Plan

Sweet Meadows Riding Academy (C/U 2331) BM  
Preliminary Site Plan

First Baptist Church of Lewes KS  
Preliminary Site Plan

Lands of Christie M. Smith, Trustee Irrevocable Trust Agreement of  
W. Eugene Argo KS  
Minor Subdivision off of a 50-ft Easement

Lands of Susie B. Loper Heirs BM  
Minor Subdivision off of a 30-ft Easement

### Old Business

C/U 2340 Inland Bays Preservation Company, LLC KS  
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a wastewater reclamation treatment facility to be located on a certain parcel



**of land lying and being in Indian River Hundred, Sussex County, containing 26.05 acres, more or less.** The property is lying on the northeast side of Banks Road (S.C.R. 298), approximately 400 feet northwest of Green Road (S.C.R. 298A). 911 Address: N/A Tax Parcel: 234-17.00-170.00 (P/O).

**C/U 2349 Lessard Builders**

BM

**An Ordinance to grant a conditional use of land in an MR Medium Density Residential District for multi-family (10 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.84 acre, more or less.** The property is lying on the northwest side and the southeast side of Oak Orchard Road (Rt. 5), approximately 300 feet east of River Road (S.C.R. 312). 911 Address: 32768 Oak Orchard Road, Millsboro. Tax Parcel: 234-35.09-6.00.

**C/Z 2003 KAR Farming Company, LLC**

KH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for certain parcels of land lying and being in Northwest Fork Hundred, Sussex County, containing 167 acres, more or less.** The properties are lying on the west side of Sussex Highway (Route 13) and the north side of E. Newton Road (S.C.R. 584). 911 Address: N/A. Tax Map Parcel: 530-16.00-11.00 & 12.00.

**C/U 2371 Georgetown Business Plaza, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a business park to include warehouses and office buildings to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 22.29 acres, more or less.** The property is lying on the southwest side of Prettyman road (S.C.R. 254) approximately 0.52-miles northwest of Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Map Parcel: 235-30.00-6.00.

**C/U 2366 IMPACT Life, Inc.**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a group home for more than 10 people to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 17.26 acres, more or less.** The property is lying on the north side of Boyce Road (S.C.R. 547), approximately 0.15 mile east of Neals School Road (S.C.R. 553). 911 Address: 4973 Boyce Road, Seaford. Tax Map Parcel: 531-9.00-7.03.

**C/U 2367 AtTack Addiction Foundation**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a group home for more than 10 people to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.86 acres, more or less.** The property is lying on the east side of Hurdle Ditch Road (S.C.R. 290), approximately 0.28 mile north of Hollyville Road (Rt. 48). 911 Address: 22703 Hurdle Ditch Road, Harbeson. Tax Map Parcel: 234-10.00-69.01.

**Recess**

**Public Hearings**

**C/U 2355 Dan Velez and Maricryst Birao** BM  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a business park containing mixed-use buildings for office and retail purposes to be located on a certain parcel of land lying and being in Baltimore hundred, Sussex County, containing 1.15 acres, more or less.** The property is lying on the south side of Lighthouse Road (Rt. 54), approximately 0.30 miles east of Hudson Road (S.C.R. 387). 911 Address: 32634 Lighthouse Road, Selbyville. Tax Map Parcel: 533-18.00-35.03.

**C/U 2420 Vance Daniels** KH  
**An Ordinance to grant a Conditional Use of land in a GR General Residential and a C-1 General Commercial District for auto-storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.91 acre, more or less.** The property is lying on the west side of Daniels Road (S.C.R. 215A), approximately 480 ft. south of Coastal Highway (Rt. 1). 911 Address: 9242 Daniels Road, Lincoln. Tax Map Parcel: 230-15.00-3.00.

**C/U 2346 TPE DE SU114, 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 Little Creek Hundred, Sussex County, containing 63.86 acres, more or less.** The property is lying on the north side of Dorothy Road (Rt. 64) and the west side of Sussex Highway (Rt. 13). 911 Address: N/A. Tax Map Parcel: 332-7.00-19.00.

**C/U 2347 TPE DE SU94, LLC** KH  
**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 Cedar Creek Hundred, Sussex County, containing 39.33 acres, more or less.** The property is lying on the east side of North Old State Road (S.C.R. 213), approximately 0.10 mile north of the intersection of Haflinger Road (S.C.R. 625). 911 Address: N/A. Tax Map Parcel: 230-12.00-39.00.

~~**C/U 2348 TPE DE SU124, 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 Little Creek Hundred, Sussex County, containing 50.69 acres, more or less.** The property is lying on the southeast side of Sharptown Road (Rt. 24), approximately 0.20 mile northeast of Airport Road (S.C.R. 494). 911 Address: N/A. Tax Map Parcel: 432-8.00-11.00.~~

**2022-04 Twin Masts** KS  
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).

**Additional Business**

- Update and potential discussion as to potential 2023 County Council initiatives

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 2, 2023 at 2:30 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.

This Agenda was revised on Friday, March 3<sup>rd</sup>, 2023 at 3:00PM to remove C/U 2348 TPE DE SU124, LLC from the Agenda.

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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, March 8, 2023.

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