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# Sussex County Planning & Zoning Commission

## AGENDA

November 9, 2023

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – October 12, 2023

### Public Comment

### Other Business

<u>The Peninsula on the Indian River Bay (RPC) – Service Road Addition</u> Revised Site Plan	HW
<u>(2021-29) Deer Creek</u> Final Subdivision Plan & Landscape Plan	BB
<u>(2021-30) Independence Phase 13</u> Final Subdivision Plan	HW
<u>(2021-22) Woods at Burtons Pond Extended</u> Final Subdivision Plan	SC
<u>S-23-39 Bridgeville Warehouse</u> Preliminary Site Plan	BB
<u>S-23-47 Sussex CSG2 Solar, LLC</u> Preliminary Site Plan	BM
<u>S-23-48 Coastal One Properties</u> Revised Preliminary Site Plan	SC
<u>Langrell Lot Line Adjustment &amp; Consolidation Plan</u> Lot Line Adjustment & Consolidation Plan	HW



**Lands of ML Joseph Heirs Farm Account, LLC** HW  
Minor Subdivision Plan off of a 60-ft Easement

**Lands of Robert & Carla Naumann** BB  
Minor Subdivision Plan off of a 50-ft. Easement

**Lands of Glen R. Thompson** BM  
Minor Subdivision Plan off of a 50-ft. Easement

**Old Business**

**C/Z 1996 McKee Builders, LLC** BM  
**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 certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 51.23 acres, more or less.** The properties lie on the west side of Central Avenue (Rt. 84) approximately 0.25 mile east of Peppers Corner Road (S.C.R. 365). 911 Address: 34428 & 34434 Central Avenue, Frankford. Tax Map Parcels: 134-19.00-13.00 & 13.04.

**C/U 2402 McKee Builders, LLC** BM  
**An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family (174 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 51.23 acres, more or less.** The properties lie on the west side of Central Avenue (Rt. 84) approximately 0.25 mile east of Peppers Corner Road (S.C.R. 365). 911 Address: 34428 & 34434 Central Avenue, Frankford. Tax Map Parcels: 134-19.00-13.00 & 13.04.

**Recess**

**Public Hearings**

**C/U 2404 Elk Development, LLC** 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 certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 20.57 acres, more or less.** The property is lying on the northwest side of Thorogoods Road (S.C.R. 333), approximately 0.5 mile southwest of Iron Branch Road (S.C.R. 331). 911 Address: N/A. Tax Map Parcel: 233-5.00-69.00.

**C/U 2405 Elk Development, LLC** BM  
**An Ordinance to grant a Conditional Use of land in a GR General Residential District for a solar farm to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 22.97 acres, more or less.** The property is lying on the southeast side of Thorogoods Road (S.C.R. 333), approximately 0.5 mile southwest of Iron Branch Road (S.C.R. 331). 911 Address: N/A. Tax Map Parcel: 233-5.00-187.01.

**C/U 2447 Elk Development, LLC** BB  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on certain parcels of land lying and being in Broad Creek Hundred, Sussex County, containing 51.83 acres, more or less.** The properties are

lying on the east side of River Road (S.C.R. 490), at the intersection of Morgan Branch Road and River Road (S.C.R. 490). 911 Addresses: N/A Tax Map Parcels: 132-1.00-5.00 (p/o) & 132-6.00-78.03.

**C/U 2456 Elk Development, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 67.72 acres, more or less.** The property is lying on the north side of Oneals Road (S.C.R. 485), approximately 0.26 mile southwest of Seaford Road (Rt. 13A). 911 Address: 28270 Oneals Road, Seaford. Tax Map Parcel: 132-6.00-92.01.

Additional Business

- Discussion as to Memorandum of Understanding with the State Planning Office

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 2, 2023, at 4:20 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 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, November 8, 2023.

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