

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

## AGENDA

April 24, 2024

3:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – March 20, 2024

### Public Comment

### Other Business

<u>S-24-27 Plantations Medical &amp; Professional Office Center (C/U 1573 &amp; 1855)</u> Revised Final Site Plan	SC
<u>S-24-02 Sunrise Solar, LLC (Donna Lee Smith) (C/U 2328)</u> Preliminary & Final Site Plan	BB
<u>S-24-08 Williamsville Country Village</u> Preliminary Site Plan	BM
<u>S-24-15 Christiana Excavating Company</u> Preliminary Site Plan	BB
<u>S-24-26 Bethany Blooms Landscaping, LLC</u> Preliminary Site Plan	HW
<u>2019-29 Scenic Harbor (F.K.A. Scenic Manor &amp; The Estates at Mulberry Knoll)</u> Preliminary Amenities Plan	SC
<u>Lands of Cheryl A. Umbel &amp; Donald H. Brittain</u> Minor Subdivision Plan off of a proposed 50-ft easement	HW
<u>Lands of Kevin Collins</u> Minor Subdivision Plan off of a proposed 50-ft easement	BB



- Lands of Debord Properties, LLC**  
 Minor Subdivision Plan off of a proposed 24-ft easement

BB
- Lands of Janet Ellis Jestice & John L. Lynch**  
 Minor Subdivision Plan off of a proposed 30-ft easement

BB
- Lands of Harry & Olda Parsons**  
 Minor Subdivision Plan off of a proposed 50-ft easement

HW
- Lands of Warnock Farms East, LLC**  
 Minor Subdivision Plan off of a proposed 60-ft easement

BB
- Lands of Raymond E. Williams, III**  
 Minor Subdivision Plan off of a proposed 40-ft. easement

SC

**Old Business**

**2022-32 Herring Run** BM  
 A cluster subdivision to divide 14.05 acres +/- into twenty-eight (28) single-family lots, to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the northeast side of Honolulu Road (S.C.R. 356), approximately 0.22 mile south of Clayton Avenue (S.C.R. 401). 911 Address: N/A. Tax Map Parcel: 433-6.11-6.00. Zoning: AR-1 (Agricultural Residential).

**C/U 2411 Joshua Zuppo** HW  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tree service business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.94 acres, more or less.** The property is lying on the east side of Gravel Hill Road (Rt. 30) approximately 0.35 mile north of the intersection of Gravel Hill Road (Rt. 30) and John J. Williams Highway (Rt. 24) 911 Address: 28121 Gravel Hill Road, Millsboro Tax Map Parcel: 234-32.00-30.00.

**C/U 2412 Marco Morales** HW  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.459 acre, more or less.** The property is lying on the northeast corner of the intersection of Wilkins Lane and Lewes Georgetown Highway (Rt. 9). 911 Address: 22163 Lewes Georgetown Highway. Tax Map Parcel: 135-15.00-49.00.

**C/Z 2002 Sadie Properties, LLC** BM  
**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District, a CR-1 Commercial Residential District, and an AR-1 Agricultural Residential District to a C-1 General Commercial District, a CR-1 Commercial Residential District, and a C-3 Heavy Commercial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 21.11 acres, more or less.** The property lying on west side of DuPont Boulevard (Rt. 113) approximately 0.40 mile south of Nine Foot Road (Rt. 26). 911 Address: 32602 Dupont Boulevard, Dagsboro. Tax Map Parcel: 233-16.00-26.00.

**Ord. 24-01 (Relating to Marijuana Establishments)**

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES I, IV, XI, XIA, XIC, XIII, XIV, AND XV, AND XXV, SECTIONS 115-4, 115-20, 115-77, 115-83.2, 115-83.18, 115-83.19A 115-94, 115-102 AND 115-194.6 TO REGULATE MARIJUANA ESTABLISHMENTS IN SUSSEX COUNTY.**

**Recess**

**Public Hearings**

**C/U 2439 Eric Johnson**

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a medical building for outpatient services to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 2.24 acres, more or less.** The property is lying on the west side of Bridgeville Highway (S.C.R. 13), approximately 0.85 mile southwest of Sussex Highway (Rt. 13A). 911 Address: 22540 Bridgeville Highway, Seaford. Tax Map Parcel: 331-3.00-186.00.

**C/U 2488 Kelly Benson**

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a watersport recreational facility to be located on certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 3.13 acres, more or less.** The properties are lying on the northeast side of Muddy Neck Road (S.C.R. 361) directly across from the intersection of Muddy Neck Road (S.C.R 361) and Double Bridges Road (S.C.R. 363). 911 Address: N/A. Tax Map Parcels: 134-17.00-15.00 & 15.03.

**Executive Session** – Security Update

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 17, 2024, at 4:15 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 Tuesday, April 23, 2024.

###