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Sussex County Planning & Zoning Commission

AGENDA

May 11, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 20, 2023

Public Comment

Other Business

- | | |
|--|----|
| <u>(C/U 2327) Howard Ritter & Sons Borrow Pit</u>
Preliminary and Final Site Plan | KS |
| <u>(C/Z 1931) Ocean View Beach Club North</u>
Final Site Plan | HW |
| <u>(S-19-16) Klerlein Enterprises, LLC</u>
Revised Preliminary Site Plan | KS |
| <u>(S-23-19) Sussex Technical High School</u>
Preliminary Site Plan | HW |
| <u>(S-23-08) Mulberry Knoll Store</u>
Request to Clarify Conditions of Approval | KS |
| <u>Lands of DGas Inc.</u>
Minor Subdivision off of a 50-ft Easement | KH |
| <u>Lands of Frederick J. Tana</u>
Lot Line Reinstatement off of a 50-ft Easement | KS |



Old Business

2022-16 Armada

KH

A cluster subdivision to divide 47.07 acres +/- into sixty-seven (67) single-family lots, to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the south side of Harmons Hill Road (S.C.R. 302), approximately 1-mile west of Indian Mission Road (Route 5). 911 Address: N/A. Tax Map Parcels: 234-16.00-25.00 & 25.05. Zoning District: AR-1 (Agricultural Residential).

2022-21 Lands of Elizabeth L. Sharp & Dewey V. Griffith, Jr.

BM

A standard subdivision to divide 10.968 +/- acres into four (4) single-family lots, to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying on the north side of Delmar Road (Route 54) and the west side of Providence Church Road (S.C.R. 504). 911 Address: N/A. Tax Map Parcel: 532-18.00-28.00. Zoning District: GR (General Residential).

C/U 2362 Delaware SiteScapes, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage of HVAC supply inventory and company vehicles and trailers to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acres, more or less. The property is lying on the east side of Omar Road (Route 54), approximately 726 ft. southwest of Jones Road (S.C.R. 369). 911 Address: 32414 Omar Road, Frankford. Tax Map Parcel: 134-10.00-62.10.

C/Z 1976 John H. Legg

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a LI-1 Limited Industrial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 14.426 acres, more or less. The property is lying on the northeast side of Gravel Hill Road (Rt. 30), approximately 0.14 mile southeast of Lewes Georgetown Highway (Rt. 9). 911 Address: 20093 Gravel Hill Road, Georgetown. Tax Map Parcel: 135-11.00-82.00.

2021-23 Stillwater Harbor

BM

A Coastal Area cluster subdivision to divide 57.107 acres +/- into one hundred and twenty-three (123) single-family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the north side of River Road (S.C.R. 312), approximately 0.3 miles northwest of Chief Road (S.C.R. 311). Tax Parcels: 234-34.00-79.00, 234-34.11-9.00, 234-34.11-9.01 & 234-29.00-226.01. Zoning: MR (Medium-Density Residential District) and GR (General Residential District).

TO ANNOUNCE THE CLOSURE OF PUBLIC RECORD

C/Z 1973 Osprey Point Preserve, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District – Residential Planned Community to a MR-RPC Medium Density Residential District – Residential Planned Community to amend Change of Zone No. 1759 (Ordinance No. 2475) to include a 1.85-acre marina & restaurant amenity area for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less. The property is lying on the southwest side of Old Landing Road (S.C.R. 274), within the Osprey Point Residential Planned

Community, on the north end of Ethan Allen Drive, approximately 0.12 mile west of Old Landing Road (S.C.R. 274). 911 Address: N/A. Tax Parcels: 334-18.00-83.00, 83.17, 83.20, 83.21 & 1073.00 through 1289.00.

TO CONSIDER REQUEST RECEIVED REGARDING PREVIOUS DEFERRAL

Recess

Public Hearings

C/U 2353 Sussex CSG 2, LLC

BM

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 14.64 acre portion of a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 28.09 acres, more or less. The properties are lying on the south side of Gum Tree Road (S.C.R. 405), the west side of DuPont Boulevard (Rt. 113), and the north side of Blueberry Lane (S.C.R. 402). Address: N/A. Tax Map Parcels: 433-6.00-18.00, 20.00 & 26.00.

C/U 2354 Sussex CSG 1, 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 23.58 acres, more or less. The property is lying on the south side of Old Racetrack Road (S.C.R. 502), approximately 0.75 mile east of Delmar Road (Route 54). Address: N/A. Tax Map Parcel: 532-20.00-14.00.

C/U 2372 Augusto Morales Morales

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.00 acres, more or less. The property is lying on the west side of Cedar Corners Road (S.C.R. 638), approximately 0.8 mile south of Redden Road (Rt. 40). 911 Address: 17490 Cedar Corners Road, Bridgeville. Tax Map Parcel: 430-17.00-62.00.

C/U 2391 M.R.O. Auto Repair, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.46 acres, more or less. The property is lying on the northeast side of Cedar Lane (S.C.R. 318), approximately 950 ft. southeast of Wood Branch Road (S.C.R. 321). 911 Address: 22491 Cedar Lane, Georgetown. Tax Map Parcel: 135-20.00-142.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 4, 2023, at 12:00 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 online 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, May 10, 2023.

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