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Sussex County Planning & Zoning Commission

REVISED AGENDA

June 8, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 11, 2023

Public Comment

Other Business

<u>S-18-67 Hall Properties</u>	KS
Revised Preliminary Site Plan	
<u>S-22-47 Delmarva Paddlesports</u>	KS
Revised Preliminary Site Plan	
<u>Baywood Gardens Residential Planned Community (RPC)</u>	HW
Preliminary Site Plan	
<u>S-23-05 Selbyville Hardy's Self Storage</u>	BM
Preliminary Site Plan	
<u>Lands of Michael & Vicki Evick</u>	KH
Minor Subdivision off a 20-ft Easement	
<u>Lands of Christopher A. & Chandra S. Justice</u>	BM
Minor Subdivision off a 50-ft Easement	
<u>Dixieland Energy</u>	
Request for determination of similar use in an LI-2 District	



Old Business

2022-17 Ironhook Harbor

HW

A standard subdivision to divide 100.54 acres +/- into one hundred and sixty-five (165) single-family lots to be located on certain parcels of land lying and being in Georgetown Hundred, Sussex County. The properties are located on the south side of Wilson Road (S.C.R. 244), and on the southwest corner of the intersection of Wilson Road (S.C.R. 244) and Sand Hill Road (S.C.R. 319). 911 Address: 21104, 21114, 22102 & 22126 Wilson Road, Georgetown. Tax Map Parcels: 135-10.00-18.00 & 34.00. Zoning District: GR (General Residential).

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 CLOSURE OF RECORD

Recess

Public Hearings

2023-02 Brittany N. Penuel

KH

A standard subdivision to divide 16.01 acres +/- into two (2) single-family lots, to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The property is lying on the north side of Old Furnace Road (S.C.R. 46), approximately 0.26 mile west of Concord Pond Road (S.C.R. 516). 911 Address: N/A. Tax Map Parcel: 231-13.00-2.00. Zoning District: GR (General Residential).

C/U 2421 Jonathan & Laura Brittingham

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 46.17 acres, more or less. The properties are lying on the south side of Phillips Hill Road (S.C.R. 472), approximately 0.63 mile west of Revel Road (S.C.R. 410). 911 Address: 22518 Phillips Hill Road, Millsboro. Tax Map Parcels: 133-19.00-21.00 & 22.00.

C/U 2423 Jennifer C. Attix

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a commercial kitchen to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.01 acres, more or less. The property is lying on the east side of Calhoun Road (S.C.R. 621), approximately 0.79 mile south of Shawnee Road (Route 36). 911 Address: 7485 Calhoun Road, Milford. Tax Map Parcel: 130-6.00-94.02.

C/U 2437 James R. Powell

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for boat and RV storage to be located on a certain parcel of land lying and being

in Baltimore Hundred, Sussex County, containing 7.95 acres, more or less. The property is lying on the north side of Burton Farm Road (S.C.R. 373) and the west side of Blackwater Road (S.C.R. 374) at the intersection of Burton Farm Road (S.C.R. 373) and Blackwater Road (S.C.R. 374). 911 Address: 34309 Burton Farm Road, Frankford. Tax Map Parcel: 134-15.00-19.02 (p/o).

C/Z 1990 Beach Partners, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and MR Medium Density Residential District to a C-2 Medium Commercial District for certain parcels of land lying and being in Broadkill Hundred, Sussex County, containing 1.76 acres, more or less. The properties are lying on the southeast side of Learning Lane and the northwest side of Best Lane, at the intersection of Coastal Highway (Rt. 1) and Best Lane. 911 Address: 31169 & 31174 Learning Lane, Lewes. Tax Map Parcels: 235-23.00-53.02 & 53.04.

C/Z 1982 Peninsula Lakes, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR-RPC Medium Residential-Residential Planned Community District to an MR-RPC Medium Residential-Residential Planned Community District and to amend conditions of approval of Change of Zone No. 1474 (Ordinance No. 1572) relating to the requirement to provide a park and ride facility for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.2 acres, more or less. The property is lying on the west side of Bay Farm Road (S.C.R. 299) and the east side of Starling Lane, approximately 0.56 mile southeast of John J. Williams Highway (Route 24). 911 Address: N/A. Tax Map Parcel: 234-29.00-248.04.

Ord 23-10 Amenities Ordinance

AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE III, SECTION 99-21 "PUBLIC SITES AND OPEN SPACES" AND CHAPTER 115, ARTICLE XXV, "SUPPLEMENTAL REGULATIONS" OF THE CODE OF SUSSEX COUNTY REGARDING THE TIMING OF CONSTRUCTION FOR AMENITIES IN RESIDENTIAL DEVELOPMENTS.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 1, 2023, at 1:30 p.m., and at least seven (7) days in advance of the meeting.

This agenda was revised on June 1, 2023 at 3:55 p.m to add 2021-23 Stillwater Harbor to the agenda as an Old Business item.p

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, June 7, 2023.

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