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Sussex County Planning & Zoning Commission

AGENDA

July 27, 2023

3:00 P.M.

Call to Order

Additional Business

Administration of Oaths

Approval of Agenda

Approval of Minutes – July 13, 2023

Public Comment

Other Business

2021-04 Autumndale (f/k/a Autumdale & Fairmont) SC
Preliminary Site Plan and Lot Line Adjustment Plan

S-22-15 Price Automotive, LLC SC
Final Site Plan

S-23-16 Bayside Exteriors SC
Revised Preliminary Site Plan

2021-29 Deer Creek BB
Request to Amend Conditions of Approval

S-23-35 The Shore Inn (The Shore Thing, LLC) SC
Request for Waiver of Parking Requirement

Lands of Joseph Parker Harmon BM
Minor Subdivision off a 25-ft Easement

Lands of Gerald & Kimberly Jester & Sean & Brandy Magee HW
Minor Subdivision off a 50-ft Easement



- Lands of Jordan & Leah O’Boyle** HW
Minor Subdivision off a 20-ft Easement
- Lands of Glenn & Colleen Reed** BM
Minor Subdivision off a 50-ft Easement
- Lands of Gray, Richard & Ronald O’Bier & Denise Taylor** BB
Minor Subdivision off a 20-ft Easement
- Lands of Michael Vandrunen** BM
Minor Subdivision off a 50-ft Easement

Old Business

C/U 2351 Jose Velasquez HW
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 Indian River Hundred, Sussex County, containing 12.06 acres, more or less. The property is lying on the east side of Gravel Hill Road (Rt. 30) approximately 1.1 mile north of Zoar Road (S.C.R. 48). 911 Address: 22901 Gravel Hill Road, Georgetown. Tax Map Parcel: 234-15.00-1.00.

C/U 2364 Seaford Community Energy Initiative, LLC BW
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 26.72 acre portion of a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 40.97 acres, more or less. The property is lying on the east side of Conrail Road (S.C.R. 546) approximately 0.71 mile south of Hearn Pond Road (S.C.R. 544). 911 Address: N/A. Tax Map Parcel: 331-3.00-138.00.

C/U 2365 Frankford Community Energy Initiative II, LLC BM
An Ordinance to grant a conditional use of land in a C-1 General Commercial District and an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 42.95 acres, more or less. The property is lying on the east side of DuPont Boulevard (Rt. 113), approximately 250 feet south of Lazy Lagoon Road (S.C.R. 380). 911 Address: N/A. Tax Map Parcel: 533-4.00-23.00.

C/Z 1989 Fernando Robles HW
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a 2.47 acre portion of a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.42 acres, more or less. The property is lying on the northwest side of County Seat Highway (Rt. 9), approximately 0.85 mile southwest of DuPont Boulevard (Rt. 113). 911 Address: 19724 Justin Drive, Georgetown. Tax Map Parcel: 135-19.00-23.03 (p/o).

Recess

Public Hearings

2022-18 Wil King Station

HW

A Coastal Area and standard cluster subdivision to divide 29.10 acres +/- into fifty-eight (58) 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 west side of Wil Kind Road (S.C.R. 288), approximately 1.01-mile(s) south of Kendale Road (S.C.R. 287). Tax Map Parcels: 234-6.00-26.00 & 59.19. Zoning: GR (General Residential) and AR-1 (Agricultural Residential).

C/U 2373 Sarah Peterson

BW

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 Little Creek Hundred, Sussex County, containing 8.45 acres, more or less. The property is lying along Morning Glory Farms Road, on the northwest side of Portsville Road (S.C.R. 492), approximately 0.84 mile east of S Shell Bridge Road (S.C.R. 492A). 911 Address: 8982 Morning Glory Farms Road, Laurel. Tax Map Parcel: 432-3.00-41.06.

C/U 2415 Delaware Electric Co-op (c/o Troy Dickerson)

BB

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an electrical substation to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 37.7482 acres more or less. The property is lying on the west side of Reynolds Road (S.C.R. 233), approximately 0.26 mile north of Zion Church Road (S.C.R. 235). 911 Address: 12872 Reynolds Road, Milton. Tax Map Parcel: 235-8.00-2.00.

C/Z 1985 Love Creek Acquisition, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a M Marine District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.1 acres, more or less. The properties are lying on the south side of John J. Williams Highway (Rt. 24), approximately 0.26-mile(s) northeast of Camp Arrowhead Road. 911 Address: 20565 & 20581 John J. Williams Highway, Lewes. Tax Map Parcel: 234-7.00-111.00 & 112.00.

C/Z 1987 Longview Jefferson Creek, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR-RPC Medium Density Residential – Residential Planned Community District to an MR-RPC Medium Density Residential – Residential Planned Community District to amend Conditions of Approval for Change of Zone No. 1557 (Ordinance No. 1763) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 63.71 acres, more or less. The property is lying on the southeast side of Double Bridges Road (S.C.R. 363), approximately 0.32 mile southwest of Muddy Neck Road (S.C.R. 361). 911 Address: N/A. Tax Map Parcel: 134-17.00-39.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 20, 2023, at 2:45 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. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, July 26, 2023.

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