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Sussex County

Planning & Zoning Commission

REVISED AGENDA

May 18, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – None

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Old Business

2017-1 Baylis Estates Phase 2 – Intrinsic Financial, LLC

KH

A Major Subdivision for the creation of a cluster subdivision. The cluster subdivision is for the creation of 37 additional single family lots with private roads and open space. The property is located on the northeast side of Mt. Joy Rd. (Rt. 297), approximately 1,243 ft. north of John J. Williams Hwy. (Rt. 24) Millsboro. Tax ID: 234-29.00-42.00. Zoning: AR-1 (Agricultural Residential District).

C/U #2072 KMH Ventures DE, LLC

KH

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for multi-family dwelling structures (20 units) located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.1 acres, more or less. The property is located on the north side of Munchy Branch Rd, approximately 1,064 ft. southwest of Field Ln. 911 Address: 18834 Munchy Branch Rd., Rehoboth Beach. Tax Map I.D. 334-13.00-27.00

Public Hearings

C/U #2077 Joy Marshall Ortiz

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a campground to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.199 acres, more or less. The property is located on the north side of Cordrey Rd., approximately 800 ft. west of Streets Rd. 911 Address: None Available, Millsboro. Tax Map I.D. 234-28.00-56.04



C/U #2078 Sunlight Ventures, Ltd. DH
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 Lewes and Rehoboth Hundred, Sussex County, containing 0.974 acres, more or less. The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 791 ft. west of Arabian Acres Rd. 911 Address: 29003 Lewes-Georgetown Hwy., Lewes. Tax Map I.D. 334-4.00-84.00

C/Z #1820 W&B Hudson Family LP & John Floyd Lingo III KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) and AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County containing 1.16928 acres, more or less. The property is located at the southeast corner of Lewes-Georgetown Hwy. (Rt. 9) and Harbeson Rd. (Rt. 5). 911 Address: None Available, Harbeson. Tax Map I.D. 235-30.00-69.00, 235-30.00-70.00 (portion of).

Other Business

Tidewater Landing DH
Revised Preliminary Site Plan

~~**Pelican Landing (S-17-25)** KS
Preliminary Site Plan~~

Cape Henlopen School District (S-17-27) KS
Preliminary Site Plan

Lands of Davidson (S-17-26) and (C/U #1978) KH
Preliminary Site Plan

Lands of Fleming/Lawns Unlimited (C/U #952) KH
Amend Condition of Approval

Lands of Rementer MR
Minor Subdivision off 50' Easement

Lands of Michael and Deana Hearn MR
Minor Subdivision off 50' Easement

Lands of Tana/Dawson DH
Minor Subdivision off 50' Easement

Lands of Robinson/Aiken MR
Minor Subdivision off 30' Easement

Lands of Daniel and Sharon Bebee DH
Minor Subdivision off 50' Easement

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 10, 2017, at 10:39 a.m., and at least seven (7) days in advance of the meeting.
Revised on May 11, 2018 to remove Other Business item Pelican Landing (S-17-25) and add Old Business CU 2072

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.

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