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Sussex County Planning & Zoning Commission

AGENDA

January 23, 2020

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 21, 2019, December 12 2019 and December 19, 2019

Old Business

2018-34 – Keastone Bay – Baywood, LLC and Sussex Realty Company

BM

A Coastal Area/cluster subdivision to divide 310.97 acres +/- into 675 single-family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The property is located on the northwest and southeast sides of Green Rd., approximately 360 ft. northeast of Banks Rd. Tax Parcels: 234-17.00-170.00, 172.00, 173.00, 174.00, 234-18.00-68.00, 234-24.00-1.00 & 234-24.00-2.00. Zoning District. AR-1 (Agricultural Residential District).

2019-26 - Michael W. Peterson & Mary E. Peterson

BM

A standard subdivision to divide 2.0124 +/- acres into 6 single-family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying at the northwest side of Railway Rd., approximately 1,354 ft. northeast of Old Mill Rd. Tax Parcel: 134-8.00-29.00, 30.00, & 30.01. Zoning District: GR (General Residential District).

2019-2 - Old Mill Landing South

HW

A cluster/coastal area subdivision to divide 145.43 acres +/- into 156 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the southeast corner of Old Mill Bridge Rd. and Miller Neck Rd. Tax Parcel: 134-21.00-6.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

2019-13 - Old Mill Landing North

HW

A cluster subdivision to divide 37.60 acres +/- into 71 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on the southeast corner of Old Mill Bridge Rd. and Miller Neck Rd. Tax Parcel: 134-21.00-6.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).



C/U 2205 - Frank Passwaters

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an auto-motorcycle repair to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.8711 acres, more or less. The property is lying on the southwest side of Railroad Ave. and Greely Ave., 911 Address: 8870 Railroad Ave., Lincoln. Tax Parcel: 230-6.00-1.02

C/Z 1902 - John C. Stamato c/o Ribera Development, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an CR-1 Commercial Residential District to an HI-1 Heavy Industrial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 15 acres, more or less. The property is lying on the southeast corner of Lewes-Georgetown Hwy. (Rt. 9). and Steiner Rd. 911 Address: N/A. Tax Parcel: 135-16.00-23.00 (portion of)

Memorandum of Understanding Between Sussex County and DeIDOT

The MOU describes the coordination process between Sussex County and DeIDOT regarding the process of land use applications.

Continuation of Public Hearing

Public Hearings

C/Z 1903 – W. Wayne Baker

KH

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 certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 17.25 acres, more or less. The property is lying on the southwest corner of DuPont Boulevard (Route 113) and Governor Stockley Road. 911 Address: N/A. Tax Parcel: 133-6.00-43.00

C/Z 1904 – Dry Acres, LLC (Jill Cicierski)

KS

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 certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.88 acres, more or less. The property is lying on the northeast corner of Harbeson Road (Route 5) and the Lewes Georgetown Highway (Route 9). 911 Address: N/A. Tax Parcel: 235-30.00-51.00.

Other Business

Country Life Community (S-18-14)

KH

Preliminary Site Plan

Artisan’s Bank (S-19-47)

BM

Preliminary Site Plan

ABC Storage, LLC

KH

Revised Site Plan

The Bottom Line (S-19-48)

KS

Preliminary Site Plan

Fishers Popcorn Fenwick, LLC

KH

Preliminary Site Plan

Additional Business

Public comments in recognition of Ms. Cornwell.

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 January 16, 2020, at 2:30 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.

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