



Sussex County Planning & Zoning Commission

AGENDA

January 24, 2019

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 20, 2018

Old Business

2018-16 Charles H. Guy, IV

HW

A standard subdivision to divide 38.286 acres +/- into 13 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The portion of property that is subject for the subdivision is lying on the south side of Waterview Rd. approximately 542 ft. or miles east of Camp Arrowhead Rd. Tax Parcel: 234-12.00-22.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

C/U 2154 Arturo Granados-Gonzalez

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a concrete construction business with equipment storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.51 acres, more or less. The property is lying at the southwest corner of Burbage Rd. and Jones Rd., and on the south side of Burbage Rd. approximately 251 ft., and 401 ft. west of Jones Rd. 911 Address: N/A. Tax Parcels: 134-14.00-20.00, 20.03 & 20.04.

C/U 2162 Yellow Metal, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and C-1 General Commercial District for a paving construction business with an office and equipment storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 39.630 acres, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 0.64 mile west of Gravel Hill Rd. 911 Address: 20288 Broadogs Pl., Georgetown. Tax Parcel: 135-11.00-31.00.

C/Z 1866 Triple B Farms, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-



1 Agricultural Residential District to an I-1 Institutional District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 18.3155 acres, more or less. The property is lying on the northeast corner of Hudson Rd. and Lewes-Georgetown Hwy. (Rt. 9). 911 Address: N/A. Tax Parcel: 235-27.00-11.01.

Public Hearings

2018-24 Good Will Farm – Joseph M. and Karen M. Zduriencik and Joel Daniel Gusky

HW

A cluster subdivision to divide 56.41 acres +/- into 104 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The properties are lying on the west side of Bayard Rd, approximately 1,200 ft. north of Double Bridges Rd. Tax Parcels: 134-18.00-55.00, 134-19.00-5.00 and 6.00. Zoning District. AR-1 (Agricultural Residential District).

C/U 2155 Stockley Materials, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 158.74 acres, more or less. The property is lying on the southwest side of Seashore Hwy. (Rt. 18), approximately 0.72 mile southeast of Gravelly Branch Rd. 911 Address: N/A. Tax Parcels: 231-6.00-21.00 and 22.01.

C/U 2157 Country Lawn Care & Maintenance, LLC (C/O Herald and Stephania Dougherty)

KS

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 4.26 acres, more or less. The property is lying on the north side of Hollymount Rd., approximately 0.42 mile east of Beaver Dam Rd. 911 Address: 30435 Hollymount Rd., Harbeson. Tax Parcel: 234-11.00-78.07.

C/Z 1870 Coroc/Rehoboth III, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 10.001 acres, more or less. The property is lying on the north side of Holland Glade Rd., approximately 575 ft. east of Coastal Hwy. (Rt. 1). 911 Address: N/A. Tax Parcel: 334-13.00-325.36.

Other Business

2018-14 Lands of Shockley

KH

Final Subdivision Plan

Canal Corkran, LLC. (CZ 1852)

KS

Final Site Plan

2017-03 Majestic Meadows (FKA River Rock Glen)

KS

Revised Subdivision Plan

2004-17 The Villages at Red Mill Pond South HW
Revised Subdivision Plan

S-18-39 Route 24 CJ, LLC/Colonial Oaks, LLC KS
Revised Site Plan

S-18-71 Baywood Garden Villas KS
Preliminary Site Plan

S-18-88 Beebe Healthcare - Rehoboth KS
Preliminary Site Plan

S-18-90 Cellco DOV Hollyville KH
Preliminary Site Plan

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 17, 2019, at 4:45 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.

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