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# Sussex County Planning & Zoning Commission

## AGENDA

February 14, 2019

5:45 P.M. – Swearing-In of Planning Commissioner

6:00 P.M. – Regular Meeting

\*\* AMENDED on February 8, 2019 at 1:45 P.M.<sup>1</sup>

### Call to Order

### Approval of Agenda

Approval of Minutes – October 11, 2018 (revised), January 10, 2019, and January 24, 2019

### Old Business

#### 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.

#### 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 Gravely 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)**

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 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**

KH

**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.

**Public Hearings**

**2018-26 Sweetbay – Gary C. and Anna. G Meiklejohn**

HW

A cluster/ESDDOZ subdivision to divide 43.81 acres +/- into 65 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 north side of Zion Church Rd, approximately 1,750 ft. west of Bayard Rd. Tax Parcels: 533-11.00-81.00 and 533-11.00-82.01. Zoning District. AR-1 (Agricultural Residential District).

**C/U 2158 Millsboro Solar, LLC**

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar array facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 91.304 acres, more or less.** The property is lying on the north side of Nine Foot Rd., approximately 0.27 mile west of Gum Tree Rd., and on the south side of Nine Foot Rd., approximately 0.2 mile west of Gum Tree Rd. 911 Address: N/A. Tax Parcels: 233-15.00-57.01 & 57.02

**C/Z 1871 Masten Realty, LLC**

KH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.0 acres, more or less.** The property is lying on the east side of South Rehoboth Blvd., approximately 0.51 mile south of Southeast 2<sup>nd</sup> St. 911 Address: 6103 South Rehoboth Blvd., Milford. Tax Parcel: 330-11.00-46.01

**C/Z 1873 Captain's Way Development, LLC**

KH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR-RPC General Residential District – Residential Planned Community to a GR-RPC**

**General Residential District – Residential Planned Community to allow for amendments to conditions of approval for CZ 1721 (ordinance no. 2295) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 154.72 acres, more or less.** The property is lying on the northeast side of Milton Ellendale Hwy. (Rt. 16), approximately 0.34 mile east of Hollytree Rd. 911 Address: N/A. Tax Parcels: 235-13.00-2.00, 2.06, 2.07, 2.08 and 235-13.00-32.00 through 332.00

**Other Business**

**2018-29 Westwood** KH  
Final Subdivision Plan

**Osprey Point MR-RPC** KS  
Revised Preliminary Site Plan

**S-17-43 Residences at Rehoboth Bay** KS  
Revised Site Plan

**Coastal Tide (FKA The Arbors at Cottagedale) (C/U 1845)** KS  
Revised Site Plan

**S-18-49 Millsboro Self Storage** HW  
Preliminary Site Plan

**S-19-02 Sussex Square** KS  
Preliminary Site Plan

**S-18-96 Orchard Plaza** KS  
Preliminary Site Plan

**S-18-95 Lewes Crest** KS  
Preliminary Site Plan

**S-18-93 Seaside Jewish Community** HW  
Preliminary Site Plan

**Lands of Chalabala** KS  
Minor Subdivision off a 50' easement

**Lands of Lowe** KH  
Minor Subdivision off a 50' easement

**Lands of Fitzgerald** KS  
Minor Subdivision off a 50' easement

**2007-36 – Ferris Courtyard Subdivision** HW  
Request to Revise Conditions of Approval

**2018-22 – Citations Meadow Subdivision** HW

Request to Revise Conditions of Approval

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 8, 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.

<sup>1</sup> Per 29 Del. C. § 10004(e)(5) and Attorney General Opinion No. 13-IB02, this agenda was amended to correct an oversight, to include the Swearing in of Planning and Zoning Commission member.

Agenda items listed may be considered out of sequence.

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