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Sussex County

Planning & Zoning Commission

REVISED AGENDA

January 11, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes –December 14, 2017

Old Business

2017-13 Lovett's Reserve - Jacklyn M. Lovett and Shannon Lovett

KH

This is a cluster subdivision. The cluster subdivision proposes to subdivide 14.27 acres into thirty-one (31) single family lots with private roads and open space. The property is located on the west side of Camp Arrowhead Rd. (Rd. 279) at Waterview Rd. (Rd. 279A). Zoning: AR-1 (Agricultural Residential District). Tax Map I.D. 234-12.00-18.01

C/Z #1839 Dale Lomas/Seashore Highway Associates, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 4.0 acres, more or less. The property is located on the north side of Lewes Georgetown Highway (Route 9), approximately 590 ft. east of Josephs Rd. 911 Address: Not Available, Lewes. Tax Map I.D. 334-4.00-37.04

C/Z #1840 Preston and Brenda Brasure

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 2.72 acres, more or less. The property is located on the west side of Roxana Rd., approximately 709 ft. south of Atlantic Ave. 911 Address: 32026 and 32014 Roxana Rd., Ocean View. Tax Map I.D. 134-11.00-200.00 and 134-11.00-200.01

C/Z #1841 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 5.29 acres, more or less. The property is located at the southeast corner of Bayard Rd. and Double Bridges Rd. 911 Address: Not Available, Millville. Tax Map I.D. 134-19.00-22.00 (portion of)



C/Z #1842 Carmelita L. Pavlosky and Karl Meek

RW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 2.4968 acres, more or less. The property is located on the north side of Zion Church Rd., approximately 1,115 ft. northwest of Bayard Rd. 911 Address: 36169 Zion Church Rd., Frankford. Tax Map I.D. 533-11.00-82.03

Public Hearings

2017-14 Sharron Dahl

RW

This is a standard subdivision. The standard subdivision proposes to subdivide 6.483 acres into three (3) single family lots. The property is located on the north side of White Deer Road (Rd. 508) and approximately 460 ft. east of Mount Herman Circle (Rd. 507). Zoning: AR-1 (Agricultural Residential District). 911 Address: 4743 White Deer Rd., Delmar. Tax Map I.D. 532-11.00-6.00

2017-15 Kindlepton

KH

This is a cluster subdivision. The cluster subdivision proposes to subdivide 49.37 acres into ninety (90) single family lots. The property is located on the east side of Robinsonville Road (Rd. 277) and on the north side of Cedar Grove Road (Rd. 283). Zoning: AR-1 (Agricultural Residential District). 911 Address: Not Available Tax Map I.D. 334-11.00-81.00.

C/U #2110 Gaw Venture Group, LLC c/o John Gaw

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a house construction and sales business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.709 acres, more or less. The property is located on the northwest side of John J. Williams Hwy. (Rt. 24), approximately 1,824 ft. west of Mulberry Knoll Rd. 911 Address: 20028 John J. Williams Hwy., Lewes. Tax Map I.D. 334-12.00-24.00

C/U #2111 Michael Moutzalias

DH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a RV/park model/trailer repair and refurbishment business with outdoor storage and sales to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acre, more or less, of a 32.16-acre parcel of land. The property is located on the south side of Whites Neck Rd., approximately 754 ft. east of Holts Landing Rd. 911 Address: 30190 Whites Neck Rd., Dagsboro. Tax Map I.D. 134-8.00-5.00 (portion of)

C/U #2112 Mitchell Family Limited Partnership

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a medical office and ancillary medical uses to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.30 acres, more or less. The property is located on the southeast corner of Kings Hwy. and Gills Neck Rd. 911 Address: Not Available. Tax Map I.D. 335-8.00-37.01

and 335-8.00-37.00 (portion of)

Other Business

<u>Americana Bayside (RPC)</u> Revised Master Plan	DH
<u>Americana Bayside, Lot 90 (RPC)</u> Preliminary Site Plan and	DH
<u>Community Bank (Revised)</u> Revised Site Plan	KS
<u>Gods People for Purpose (S-17-51)</u> Preliminary Site Plan	KS
<u>Bayshore Plaza, Parcel A (S-17-50)</u> Preliminary Site Plan	KH
<u>Lands of Joseph Zduriencik (S-17-54) and (CU 2076)</u> Preliminary Site Plan	DH
<u>Peninsula Lakes (RPC)</u> Request to Amend Condition of Approval	KH
<u>Lands of Callaway</u> Minor Subdivision off 50 ft. easement	KS
<u>Lands of Truitt and Hudson</u> Minor Subdivision off 50 ft. easement	RW
<u>Lands of Whaley</u> Minor Subdivision off 50 ft. easement	KS

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 6, 2018, at 4:19 p.m., and at least seven (7) days in advance of the meeting. Revised 1-6-18 to amend title of other business item.

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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