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Sussex County Planning & Zoning Commission

AGENDA

October 17, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Old Business

C/Z 1890 W&B Hudson Family Ltd

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a MR Medium Density Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 37.08 acres, more or less. The property is lying on the south side of Lewes-Georgetown Hwy. (Rt. 9), approximately 340 ft. east of Harbeson Rd (Rt. 5) and on the east side of Harbeson Rd. (Rt. 5), approximately 456 ft. south of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: N/A. Tax Parcels: 235-30.00-62.00, 64.00, 66.00, 67.00, 70.00, & 72.00.

Public Hearings

2019-17 Iris Cove – David S. Elechko and Margaret O. Elechko

BM

A standard subdivision to divide 9.10 acres +/- into 2 single-family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is located on the east side of Ajewell Rd., (a 50 ft. private access Rd.) approximately 205 ft. northeast of Vines Creek Rd. (Rt. 26). Tax Parcel: 134-11.00-148.00. Zoning District. AR-1 (Agricultural Residential District).

2019-18 Merrill J. & Betty L. Parker

BM

A standard subdivision to divide 49.80 acres +/- into 8 single-family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is located on the northeast side of Lakeview Rd. approximately 3,850 ft. southeast of Country Living Rd. Tax Parcel: 133-15.00-19.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2194 Imagination-Renovation, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential



District for a furniture making and repair business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.0 acres, more or less. The property is lying on the east side of Rust Rd. approximately 0.25 mile south of Harbeson Rd. (Rt. 5). 911 Address: 20601 Rust Rd., Harbeson. Tax Parcel: 234-4.00-10.32.

C/Z 1893 Lisa Horsey

HW

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 Broad Creek Hundred, Sussex County, containing 0.474 acre, more or less. The property is lying at the northeast corner of Sussex Hwy. (Rt. 13) and Boyce Rd. 911 Address: 28537 Sussex Hwy., Laurel. Tax Parcel: 132-12.00-113.00.

C/Z 1894 Howard Pepper, Jr

HW

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 Baltimore Hundred, Sussex County, containing 2.368 acres, more or less. The property is lying on the east side of DuPont Blvd. (Rt. 113), approximately 0.38 mile south of Lazy Lagoon Rd. 911 Address: 35029 DuPont Blvd., Frankford. Tax Parcel: 533-4.00-61.00.

Other Business

S-17-33 Arbor-Lyn

BM

Final Site Plan

Hocker’s Supercenter – Car Wash

BM

Revised Amenities Site Plan

S-19-38 Cellco Partnership – DOV Springfield Hollis

KS

Preliminary Site Plan

Lands of Ann J. Banks

BM

Minor off a 50-ft. 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 October 10, 2019, at 3:00 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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