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Sussex County Planning & Zoning Commission

Revised AGENDA

October 25, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 27, 2018

Old Business

2018-14 Dennis L. & Sharon K. Shockley

RW

A standard subdivision to divide 57.7 acres +/- into 1 single family lot to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County. The property is lying on the west side of Edgewood Ave., approximately 862 ft. southwest side of Taylor Mill Rd., approximately 611 ft. east of Discount Land Rd. The proposed parcel will be off of Edgewood Ave. Tax Parcel: 232-6.00-63.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

C/U #2144 William Caldwell

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a tree company operation to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.5851 acres, more or less. The property is located on the south side of Greely Avenue, approximately 376 ft. and 461 ft. east of N. Old State Road. 911 Address: 18576 Greely Avenue, Lincoln. Tax Parcels: 230-5.20-55.00 and 56.00.

C/Z #1856 Melissa and Nate Walker

DH

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 Indian River Hundred, Sussex County, containing 1.08 acres, more or less. The property is lying on the on the east side of John J. Williams Hwy. (Rt. 24), approximately 0.38 mile south of Hollymount Road. 911 Address: 22935 John J. Williams Hwy., Millsboro. Tax Parcel: 234-17.00-35.00.



C/U #2145 105 Seagull Drive, LLC

DH

An Ordinance to grant a Conditional Use of land in a MR Medium Density residential district for multi-family units (2 duplexes) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.169 acre, more or less. The property is lying on the north side of Seagull Drive, approximately 100 ft. west of Coastal Highway (RT. 1). 911 address: 38737 Seagull Drive, Dewey Beach. Tax Parcel: 334-23.06-10.00.

C/U #2146 Jose Carillo

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for an indoor/outdoor soccer facility to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 9.67 acres, more or less. The property is lying on Speed Street, that is on the west side of Marshall Street, approximately 1,655 ft. north of Johnson Road. 911 address: 19008 Speed Street, Lincoln. Tax Parcel: 330-15.00-10.00.

C/U #2148 Sussex Farms, LLC C/O Samuel Connors

DH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for ministorage with caretaker residence and office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.31 acres, more or less. The property is lying on the northwest side of John J. Williams Hwy. (Rt. 24) approximately 697 ft. southwest of Mount Joy Rd. 911 address: 26750 John J. Williams Hwy., Millsboro. Tax Parcel: 234-29.00-19.00

~~**C/Z #1858 OA Oaks, LLC (Ashton Oaks)**~~

~~HW~~

~~**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HR-1 — RPC High Density Residential District — Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.8455 acres, more or less.** The property is lying on the on the northeast side of Zion Church Rd. (Rt. 20), approximately 0.27 mile northwest of Bayard Rd. (SCR. 384). 911 address: 36161 Zion Church Rd., Frankford. Tax Parcel: 533-11.00-82.00.~~

~~**TO ANNOUNCE CLOSURE OF RECORD ONLY. NO VOTE WILL BE TAKEN.**~~

Public Hearings

2018-16 Charles H. Guy, IV

DH

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/Z #1860 Nassau DE Acquisition Co., LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 12.50 acres, more or less. The property is lying on the east side of Coastal Hwy.

(Rt. 1) approximately 150 ft. north of Old Mill Rd., and on the north side of Old Mill Rd. approximately 708 ft. east of Coastal Hwy. (Rt. 1). 911 Address: N/A, Milton. Tax Parcels: 334-1.00-15.00 (portion of) and 334-1.00-15.03.

C/U #2147 Nassau DE Acquisition Co. LLC

KS

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 12.50 acres, more or less. The property is lying on the east side of Coastal Hwy. (Rt.1) approximately 150 ft. north of Old Mill Rd., and on the north side of Old Mill Rd. approximately 708 ft. east of Coastal Hwy. (Rt. 1). 911 Address: N/A, Milton. Tax Parcels: 334-1.00-15.00 (portion of) and 334-1.00-15.03

C/Z #1861 Nassau DE Acquisition Co., LLC

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 Lewes and Rehoboth Hundred, Sussex County, containing 2.662 acres, more or less. The property is lying on the on the east side of Coastal Hwy. (Rt.1), approximately 150 ft. north of Old Mill Rd. 911 Address: N/A, Milton. Tax Parcel: 334-1.00-15.00 (portion of).

C/Z #1859 Boardwalk Development, LLC, C/O Joseph Reed

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and GR General Residential District to a GR-RPC General Residential District – Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 60 acres, more or less. The property is lying at the southeast corner of Angola Rd. and Angola Beach Rd. 911 Address: N/A, Lewes. Tax Parcels: 234-12.00-3.00 and 6.00.

Ord. #18-12 – C-4 Planned Commercial Zoning District

An Ordinance to amend the Code of Sussex County, Chapter 115, Article XIX, Sections 115-83.26, 115-83.27, 115-83.31 and “115 attachment 4, Sussex County Table IV”.

Other Business

A Plus Warehouse

HW

Revised Final Site Plan

Church of God Prophecy

KH

Preliminary Site Plan

S-18-66 - Rehoboth Mall

DH

Preliminary Site Plan

S-18-69 – Lands of Chelsie A. Rathfon

KH

Preliminary Site Plan

S-18-63 - Lands of R&K Partners

KS

Preliminary Site Plan

Marsh Farms Estates (2008-09)

DH

Preliminary Amenities Plan

Anchors Run (2018-13)

DH

Request to Revise Condition of Approval

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 23, 2018, at 4:17 p.m., and at least seven (7) days in advance of the meeting.

Revised on 10-19-18 to remove Old Business item Ord. 18-11 and 10-23-18 to removed CZ 1858

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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