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Sussex County Planning & Zoning Commission

AGENDA

November 14, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – October 10, 2019

Old Business

C/U 2195 Gulfstream Development, LLC (Kent Apartments)

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (45 apartment units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less. The property is lying on the northwest corner of Parker House Rd. and Muddy Neck Rd. 911 Address: N/A. Tax Parcel: 134-16.00-382.00

C/Z 1895 Gulfstream Development, LLC (Kent Apartments)

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less. The property is lying on the northwest corner of Parker House Rd. and Muddy Neck Rd. 911 Address: N/A. Tax Parcel: 134-16.00-382.00.

Public Hearings

2019-16 Estates at Milton Crossing – William T. Sammons, Sr., Mary Jane Sammons, William T. Sammons, Jr., and Bonnie Voshell (formerly Sammons)

KS

A cluster subdivision to divide 102 acres +/- into 87 single-family lots to be located on a certain parcel of land lying and being in BroadKill Hundred, Sussex County. The property is located on the northeast side of Reynolds Rd., approximately 920 ft. southeast of Draper Rd. Tax Parcels: 235-8.00-31.00, 26.00, and 26.03. Zoning District. AR-1 (Agricultural Residential District).

C/U 2196 Wine Worx, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for amendments to conditions of approval for Conditional Use No. 2127 (Ordinance No. 2600) to be located on a certain parcel of land lying and being in



Baltimore Hundred, Sussex County, containing 25.60 acres, more or less. The property is lying on the west side of Blackwater Rd., approximately 1,007 ft. north of Burbage Rd. 911 Address: 32512 Blackwater Rd., Frankford. Tax Parcel: 134-11.00-53.00.

C/Z 1897 Preston Dyer

BM

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 1.97 acres, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 428 ft. east of Josephs Rd. 911 Address: 28855 Lewes-Georgetown Hwy. (Rt. 9), Lewes. Tax Parcel: 334-4.00-37.01.

C/U 2197 Fenwick Commons, LLC

KS

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (62 duplex units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 13.33 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54), and Sand Cove Rd., and the east side of Sand Cove Rd., approximately 211 ft. south of Lighthouse Rd. (Rt. 54). 911 Address: N/A. Tax Parcel: 533-19.00-52.00.

C/Z 1896 Fenwick Commons, 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 Baltimore Hundred, Sussex County, containing 13.33 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54), and Sand Cove Rd, and the east side of Sand Cove Rd., approximately 211 ft. south of Lighthouse Rd. (Rt. 54). 911 Address: N/A. Tax Parcel: 533-19.00-52.00.

Other Business

(2019-17) Lands of David S. & Margaret O. Elechko

BM

Final Subdivision Plan

Captain's Way (CZ 1721)

KH

Revised Site Plan

S-19-29 M.L Joseph Sand & Gravel Borrow Pit (CU 2155)

KH

Preliminary Site Plan

Angola Beach and Estates – Buttercup Street Extension

BM

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 November 6, 2019 , at 4:00 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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