

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
DOUGLAS B. HUDSON
R. KELLER HOPKINS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

November 15, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 11, 2018

Old Business

Ord. #18-11 – Permitted Densities

An Ordinance to amend Chapter 115, Article III, Article IV and Article XXV of the Sussex County Code in relation to the calculation of permitted density.

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/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.

CLOSURE OF PUBLIC RECORD WITH POTENTIAL ACTION

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.

CLOSURE OF PUBLIC RECORD WITH POTENTIAL ACTION

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

CLOSURE OF PUBLIC RECORD WITH POTENTIAL ACTION

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).

CLOSURE OF PUBLIC RECORD WITH POTENTIAL ACTION

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 XID, Sections 115-83.26, 115-83.27, 115-83.31 and “115 attachment 4, Sussex County Table IV”.

Public Hearings

2018-18 Cannon Property – Everett Clifton and Allie Cannon and Carl Freeman Companies HW

A cluster/ESDDOZ subdivision to divide 120.77 acres +/- into 70 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 Old Lighthouse Rd. (Rt. 54) and on the east side of Bennett Ave. approximately 439 ft. north of Old Lighthouse Rd. (Rt. 54). Tax Parcels: 533-20.00-20.00, 21.00 & 22.00 & 533-20.19-97.00 Zoning District. AR-1 (Agricultural Residential District).

2018-19 John J. Hamstead

KH

A standard subdivision to divide 3.248 acres +/- into 3 single family lots to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the west side of Calhoun Rd., (SCR 621) approximately 0.41 mile north of Fitzgeralds Road. Tax Parcel: 130-6.00-82.16. Zoning District: GR (General Residential District).

C/Z #1862 Old Orchard Ventures, LLC C/O Barry J. Baker

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 5.82 acres, more or less. The property is lying at the east side of Old Orchard Rd., approximately 1,370 ft. south of New Rd. 911 Address: N/A, Lewes. Tax Parcel: 335-8.00-29.00 (portion of).

C/Z #1863 Triumpf I, LLC

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 0.51646 acres, more or less. The property is lying on the west side of Roxanna Rd., approximately 1,040 ft. south of Atlantic Ave. 911 Address: N/A, Millville. Tax Parcel: 134-11.00-805.01.

C/Z #1864 Scott and Monica Shubert

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 Little Creek Hundred, Sussex County, containing 9.9 acres, more or less. The property is lying at the northwest corner of Iron Hill Rd. and Old Stage Rd. 911 Address: 11133 Iron Hill Rd., Delmar. Tax Parcel: 532-14.00-6.05.

Other Business

Mountaire Wastewater Treatment

HW

Final Site Plan

The Jefferson School

HW

Final Site Plan

Lewes Senior Centre

KS

Revised Preliminary Site Plan

Angola Beach & Estates

DH

Revised Preliminary Site Plan

Canal Corkran (CZ #1852) DH
Preliminary Site Plan

S-18-72 Lands of Nathan & Melissa Walker (CU #2138) KS
Preliminary Site Plan

Lands of Michel Real Estate Partnership (R.E Michel) KS
Preliminary Site Plan

Oyster House Village (CU 1642)
Determination as to “Substantially Underway”

Additional Business

2019 P&Z Commission Meeting Schedule

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 7, 2018, at 3:17 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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