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Sussex County

Planning & Zoning Commission

AGENDA

November 16, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 26, 2017

Old Business

C/Z #1827 Fenwick Commons, LLC

DH

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 located 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: None Available. Tax Map I.D. 533-19.00-52.00

C/U #2098 Fenwick Commons, LLC

DH

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for a multi-family (62 duplex units) structure 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 located 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: None Available. Tax Map I.D. 533-19.00-52.00

C/U #2105 Thomas Engel

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a commercial landscaping business with outdoor parking, storage of vehicles, equipment and other ancillary storage related to the business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 25.156 acres, more or less. The property is located on the northwest side of Doddtown Rd., approximately 1,600 ft. southwest of Harbeson Rd. (Rt.5). 911 Address: 20104 Doddtown Rd., Harbeson. Tax Map I.D. 235-30.00-103.09

C /Z #1830 H. Dale Parsons

KH

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 Georgetown Hundred, Sussex County



containing 24.98 acres, more or less. The property is located at the southeast corner of Lewes Georgetown Hwy. (Rt. 9) and Steiner Rd. 911 Address: None Available. Tax Map I.D. 135-16.00-23.00

C /Z #1831 East Gate Farm, Inc.

KS

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 Cedar Creek Hundred, Sussex County containing 16.669 acres, more or less. The property is located on the South side of Cedar Neck Rd., approximately 900 ft. east of Coastal Hwy. (Rt. 1). 911 Address: None Available. Tax Map I.D. 330-11.00-73.09

C /Z #1833 Eagles Nest Fellowship Church

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 Broadkill Hundred, Sussex County containing 2.13 acres, more or less. The property is located at the northeast corner of Reynolds Rd. and Broadkill Rd. 911 Address: 13275 Reynolds Rd. and 26381 Broadkill Rd., Milton Available. Tax Map I.D. 235-15.00-7.01

Public Hearings

C /Z #1834 Colonial East, L.P.

KS

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 Lewes and Rehoboth Hundred, Sussex County containing 6.98 acres, more or less. The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 741 ft. east of Minos Conaway Rd. 911 Address: 30769 Lewes-Georgetown Hwy., Lewes. Tax Map I.D. 334-5.00-165.00 (portion of) and 334-5.00-166.00 (portion of)

C /Z #1838 Two Farms, Inc.

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 Georgetown Hundred, Sussex County containing 2.85 acres, more or less. The property is located at the southeast corner of Lewes-Georgetown Hwy. (Rt. 9) and Gravel Hill Rd. 911 Address: 24616 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-11.00-78.00

C/U #2107 Galbraith Development Group

DH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for mini-storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.21 acres, more or less. The property is located on the northeast side of Muddy Neck Rd., approximately 980 ft. of Beaver Dam Rd. 911 Address: Not Available. Tax Map I.D. 134-17.00-8.09

2017-11 Stonewater Creek Phase 7 - Seven Branch, LLC

KH

This is a cluster subdivision. The cluster subdivision is for the creation of 100 single family lots with private roads and open space. The property is located west side of Indian

Mission Rd. (Rt. 5) across from Cannon Rd. (Rd. 307) Tax Parcel: 234-16.00-19.00, 19.02, 19.04, 19.05, 19.06, & 208.00 thru 277.00 Zoning: AR-1 (Agricultural Residential District).

C/Z #1832 MDI Investment Group, LLC KH
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 6.86 acres, more or less. The property is located on the southeast side of Shady Rd., approximately 130 ft. northeast of Plantations Rd. 911 Address: Not Available, Lewes. Tax Map I.D. 334-6.00-511.00 and 334-6.00-512.00

C/U #2106 MDI Investments Group, LLC KH
An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family units (52 townhomes) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6.86 acres, more or less. The property is located on the southeast side of Shady Rd., approximately 130 ft. northeast of Plantations Rd. 911 Address: Not Available, Lewes. Tax Map I.D. 334-6.00-511.00 and 334-6.00-512.00

Other Business

The Estates at Enchanted Woods (aka Sawmill Woods) 2016-5 KS
Final Subdivision Plan

McCabe Mechanical, LLC (CU 1870) RW
Revised Site Plan

Indian River Volunteer Fire Company RW
Revised Site Plan

Oyster Cove (CU 2058) S-17-37 DH
Preliminary Site Plan

Term 2, LLC (CU 2084) RW
Preliminary Site Plan

Peninsula on Indian River Bay a.k.a "Sailside" Phase 1C DH
Preliminary Site Plan

Additional Business

2018 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 9, 2017, at 9:00 a.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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