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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

November 21, 2019

6:00 P.M

### Call to Order

### Approval of Agenda

Approval of Minutes – October 17, 2019

### Old Business

#### 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.

### Public Hearings

#### 2019-8 Azalea Woods – Shingle Point Properties, LLC and Natelli Communities

KS

A cluster subdivision to divide 316.02 acres +/- into 610 single-family lots to be located on a certain parcel of land lying and being in Georgetown Hundred and Broadkill Hundred, Sussex County. The property is located on between Shingle Point Rd. and Gravel Hill Rd., north of



Lewes-Georgetown Hwy. (Rt. 9). Tax Parcels: 135-11.00-32.04, 49.00, 56.00 and a portion of 135-11.00-48.00. Zoning Districts. AR-1 (Agricultural Residential District) and C-1 (General Commercial District).

**2019-21 Nancy L. Marshall, Gideon Sisk, III, and David Bartee** KH

A standard subdivision to divide 10.855 acres +/- into 4 single-family lots to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County. The property is located on the south side of Phillips Hill Rd., approximately 706.67 ft. east of East Trap Pond Rd. and on the east side if Trap Pond Rd., approximately 155 ft. south of Phillips Hill Rd. Tax Parcel: 232-20.00-20.22. Zoning District. AR-1 (Agricultural Residential District).

**2019-22 Elmer T. Adkins, Sr., Trustee** KH

A standard subdivision to divide 9.0 acres +/- into 2 single-family lots to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The property is located on the northeast corner of Joseph's Rd. and Concord Rd. Tax Parcel 231-21.00-4.00. Zoning Districts. AR-1 (Agricultural Residential District).

**2019-23 John J. Hamstead** KH

A standard subdivision to divide 9.48 acres +/- into 4 single-family lots to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is located on the west side of Calhoun Rd., approximately 888 ft. north of Rust Rd. Tax Parcel 130-6.00-82.04. Zoning Districts. GR (General Residential District).

**C/U 2198 Jeffrey Myer** KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor and outdoor retail sales to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 0.8474 acres, more or less.** The property is lying on the northwest corner of Seashore Hwy. and Oak Rd. 911 Address: 10595 and 10609 Seashore Hwy., Bridgeville. Tax Parcel: 430-22.00-10.01.

**Other Business**

**2019-3 Lands of Betty Staats** KH  
Final Subdivision Plan

**S-17-31 Weston Willows (F.K.A Besche Apartment Complex)** KS  
Final Site Plan & Landscape Plan

**S-19-45 Big Oyster Brewery** KS  
Revised Site Plan

**2016-1 Middle Creek Preserve Subdivision** BM  
Preliminary and Amenities Plan

**Additional Business**

Consideration of request for re-hearing for application C/U 2192 Thomas and Judy Munce (Napolean Hernandez)

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**Planning and Zoning Commission meetings can be monitored on the internet at**

**[www.sussexcountyde.gov](http://www.sussexcountyde.gov).**

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 14, 2019, at 1:00 p.m., and at least seven (7) days in advance of the meeting.**

**Revised November 14, 2019 at 3:17 pm to remove CU 2191 Jason Hill.**

**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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