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Sussex County Planning & Zoning Commission

AGENDA

November 29, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 25, 2018

Old Business

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.

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.

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).

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.

Public Hearings

C/Z 1865 Francis C. Warrington, III

HW

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 5.59 acres, more or less. The property is lying on the east side of Old Landing Rd., approximately 155 ft. north of Marina Dr., and on the north side of Marina Dr., approximately 450 ft. east of Old Landing Rd. 911 Address: 20873 Old Landing Rd., Rehoboth

Beach. Tax Parcel: 334-19.00-1.00.

C/U 2151 Francis C. Warrington, III HW
An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (22 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.59 acres, more or less. The property is lying on the east side of Old Landing Rd., approximately 155 ft. north of Marina Dr., and on the north side of Marina Dr., approximately 450 ft. east of Old Landing Rd. 911 Address: 20873 Old Landing Rd., Rehoboth Beach. Tax Parcel: 334-19.00-1.00.

2018-17 Tower Hill – Groome Memorial Methodist Church KS
An ESDDOZ subdivision to divide 134.29 acres +/- into 293 single family lots to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County. The properties are lying on the northwest side of New Rd. and on both sides of Lynn Rd approximately 351 ft. and 0.58 mile east of Old Orchard Rd. Tax Parcels: 335-8.00-2.00 and 2.02. Zoning District. AR-1 (Agricultural Residential District).

Other Business

The Ida Jane Farm (2014-5) HW
Final Subdivision Plan

Burton Acres II (2016-8) HW
Final Subdivision Plan

Stonewater Creek Phase 7 (2017-11) KS
Final Subdivision Plan

Santay Trucking S-18-79 (S-18-79) (CU 2140) KH
Preliminary Site Plan

Royal Farms Store No. 255 (S-18-75) KS
Preliminary Site Plan

Sussex Conservation District (S-18-80) HW
Preliminary Site Plan

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountype.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 20, 2018, at 4:30 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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