

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
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 - Revised

December 12, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Old Business

**2018-34 – Keastone Bay – Baywood, LLC and Sussex Realty Company** BM

A Coastal Area/cluster subdivision to divide 310.97 acres +/- into 675 single-family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The property is located on the northwest and southeast sides of Green Rd., approximately 360 ft. northeast of Banks Rd. Tax Parcels: 234-17.00-170.00, 172.00, 173.00, 174.00, 234-18.00-68.00, 234-24.00-1.00 & 234-24.00-2.00. Zoning District. AR-1 (Agricultural Residential District).

**ANNOUNCE RECEIPT OF TIS**

**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).

**2019-16 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/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/Z 1896 Fenwick Commons, LLC**

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 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/U 2197 Fenwick Commons, LLC**

HW

**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.

**Public Hearings**

**C/U 2199 OA – Rehoboth, LLC**

KS

**An Ordinance to grant a Conditional Use of land in a CR-1 Commercial Residential District for multi-family (224 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.793 acres, more or less.** The property is lying on the south side of John J. Williams Hwy. (Rt. 24), approximately 0.29 mile east of Warrington Rd. 911 Address: N/A. Tax Parcels: 334-12.00-127.01 and 127.10.

**2019-25 Workman’s Crossing – Dunn Investment, LLC**

HW

A standard subdivision to divide 11.483 acres +/- into 5 single-family lots to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying at the northeast corner of Pepperbox Rd. and Brittingham Rd. Tax Parcel: 532-15.00-11.00. Zoning District: AR-1 (Agricultural Residential District).

**C/Z 1900 Michael P. Justice, Trustee**

BM

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a GR-RPC General Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 16.1 acres, more or less.** The property is lying on the west side of Parker House Rd., approximately 0.35 mile south of Beaver Dam Rd. 911 Address: N/A. Tax Parcel: 134-16.00-51.00.

**C/Z 1901 Mary and Victor Rico**

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 Indian River Hundred and Lewes and Rehoboth Hundred, Sussex County, containing 0.927 acres, more or less.** The property is lying on east side of Sunset Ln. north side of John J. Williams Hwy. (Rt. 24), approximately 0.28 mile

northeast of Camp Arrowhead Rd. 911 Address: 20797 Sunset Ln., Lewes. Tax Parcel: 234-7.00-100.00.

**C/U 2200 Mary and Victor Rico** KS  
**An Ordinance to grant a Conditional Use of land in a MR Medium-Density Residential District) for multi-family (7 units) to be located on a certain parcel of land lying and being in Indian River Hundred and Lewes and Rehoboth Hundred, Sussex County containing 0.927 acres, more or less.** The property is lying on the east side of Sunset Ln. on the north side of John J. Williams Hwy (Rt. 24), approximately 0.28 mile northeast of Camp Arrowhead Rd. 911 Address: 20797 Sunset Ln., Millsboro. Tax Parcel: 234-7.00-100.00.

**Memorandum of Understanding Between Sussex County and DeIDOT**  
**The MOU describes the coordination process between Sussex County and DeIDOT regarding the process of land use applications.**

**Other Business**

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

**2007-29 The Woods at Burton Pond** KS  
Preliminary Amenities Plan

**The Preserve at Jefferson Creek MR-RPC** HW  
Preliminary Amenities Plan

**Dutch Country Market** HW  
Revised Site Plan

**Rehoboth Shores Manufactured Home Park – Area 2** BM  
Final Site Plan

**26582 John J. Williams Hwy, LLC** BM  
Revised Preliminary Site Plan

**Additional Business**

Consideration of request for re-hearing for application CU 2198 – Jeffrey Myer

\*\*\*\*\*

Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

\*\*\*\*\*

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 9, 2019, at 11:00 a.m., and at least seven (7) days in advance of the meeting.

Revised 12-9-19 to reorder public hearings.

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.**

**####**