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Sussex County Planning & Zoning Commission

REVISED AGENDA

December 13, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 15, 2018

Old Business

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).



Public Hearings

2018-20 Tanager Woods – Joseph A. Street, Nina street, Jasmyn Street and Andrew Street KS

A cluster subdivision to divide 103.321 acres +/- into 173 single family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the east side of Wil King Rd., approximately 0.43 miles south of Kendale Rd. and also being on the side west of Robinsonville Rd., approximately 0.47 miles south of Kendale Rd. Tax Parcels: 234-6.00-58.00 and 85.00. Zoning Districts.:AR-1 (Agricultural Residential District) and GR (General Residential District).

2018-21 Carriage Springs – BSP-II Properties, LLC KS

A cluster subdivision to divide 10.00 acres +/- into 10 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the north side of Huff Rd., approximately 0.9 mile west of Gravel Hill Rd. (Rt. 30). Tax Parcel: 235-24.00-38.03. Zoning District: AR-1 (Agricultural Residential District).

2018-22 Citation Meadows – Citation Meadows, LLC HW

A cluster subdivision to divide 54.40 acres +/- into 49 single family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the north side of Phillips Hill Rd., approximately 0.42 mile west of Lakeview Rd. Tax Parcel: 133-19.00-30.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2159 Elisabeth Burkhardt KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a professional office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.3673 acre, more or less. The property is lying on the southwest corner of Savannah Rd. and Woodland Ave. 911 Address: 1500 Savannah Rd., Lewes. Tax Parcel: 335-8.18-28.00.

Other Business

2017-13 Lovett’s Reserve KH
Final Subdivision Plan

Americana Bayside (MR-RPC) DH
Revised Masterplan

Americana Bayside (MR-RPC) Weidman Property DH
Preliminary Site Plan

APD 2018-01 – Eli Short Farm, LLC KH
Agricultural Preservation District

APD 2018-02 – Leroy & Allan Collins Trustee

HW

Agricultural Preservation District

Lands of Engle

DH

Minor Subdivision off 50' Easement

2007-31 Southpoint Crossing

HW

Request to Revise Condition of Approval

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 December 6, 2018, at 3:30 p.m., and at least seven (7) days in advance of the meeting.

Revised on December 6, 2018 to add item of Old Business (2018-17)

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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