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Sussex County Planning & Zoning Commission

AGENDA

December 14, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 26, 2017, November 2, 2017 and November 16, 2017

Old Business

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



Public Hearings

2017-12 Frederick B. & Darlene M. English

RW

This is a standard subdivision. The standard subdivision proposes to subdivide 7.349 acres into four (4) single family lots with private roads and open space. The property is located west side of Old Stage Road (Rd. 461) and south of Laurel Road (Rt. 24). Tax Parcel: 332-2.00-76.00 (part of). Zoning: AR-1 (Agricultural Residential District).

C/U #2108 Bella Terra, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a landscape business with outdoor storage and a retail garden center to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 39.004 acres, more or less. The property is located on the west side of Spicer Rd., approximately 370 ft. south of Milton-Ellendale Hwy. 911 Address: 13482 Spicer Rd., Ellendale. Tax Map I.D. 230-27.00-70.00

C/U #2109 Quakertown Wellness Center

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a holistic treatment center including massage, acupuncture, and chiropractor to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.55 acre, more or less. The property is located on the southeast side of Savannah Rd., approximately 0.85 mile east of Wescoats Rd. 911 Address: 1204 Savannah Rd., Lewes. Tax Map I.D. 335-8.14-49.00 and 335-8.00-35.00

C/Z #1835 HKLS, LLC

KH

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 4.484 acres, more or less. The property is located on the southwest corner of Plantations Rd. and Cedar Grove Rd. 911 Address: Not Available, Lewes. Tax Map I.D. 334-12.00-51.00

C/Z #1836 Softball World, LLC

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 8.00 acres, more or less. The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.79 mile east of Sand Hill Rd. 911 Address: 22518 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-82.00 (portion of)

C/Z #1837 ABC Woodlands, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) and a GR (General Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 16.211147 acres, more or less. The property is located on the southwest corner of Long Neck Rd. and School Ln., and also being on the south side of Long Neck Rd., approximately 1,000 ft. west of School Ln. 911 Address: Not Available. Tax Map I.D. 234-23.00-273.01, 234-23.00-273.02, 234-23.00-273.03

Other Business

<u>Tingle Estates (2017-8)</u> Final Subdivision Plan	DH
<u>Cape Henlopen School District (CU 2070 and S-17-27)</u> Final Site Plan	KS
<u>Coastal Club Land Bay 6 (MR/RPC)</u> Final Site Plan	KS
<u>Vines at Sandhill (2006-73) (previously Estates of Sandhill Valley)</u> Revised Subdivision Plan	DH
<u>Preserve at Jefferson Creek (MR/RPC)</u> Revised Site Plan	KH
<u>Hawthorne Amenities (2005-73)</u> Preliminary Amenities Site Plan	KS
<u>Royal Farms #296 (S-17-46)</u> Preliminary Site Plan	RW
<u>Tidemark Federal Credit Union Rt. 54 Branch (S-17-47)</u> Preliminary Site Plan	RW
<u>Meadowview, Lot 10</u> Discussion regarding Major Subdivision	

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 7, 2017, at 2:00 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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