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Sussex County Planning & Zoning Commission

REVISED AGENDA

December 19, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – October 24, 2019

Old Business

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).

Public Hearings

2019-26 Michael W. Peterson & Mary E. Peterson BM

A standard subdivision to divide 2.0124 +/- acres into 6 single-family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying at the northwest side of Railway Rd., approximately 1,354 ft. northeast of Old Mill Rd. Tax Parcel: 134-8.00-29.00, 30.00, & 30.01. Zoning District: GR (General Residential District).

2019-27 Lands of Harbour Homes, LLC – Harbour Homes, LLC BM (C/O Mr. David Green)

A standard subdivision to divide 13.79 acres +/- into 2 single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying at the east side of Cool Spring Rd., approximately 0.7 mile north of Stockley Rd. Tax Parcel: 234-5.00-38.16. Zoning District: AR-1 (Agricultural Residential District).

C/U 2202 John H. Passwaters KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 6.345 acres, more or less.
The property is lying on the west side of Sussex Hwy. (Rt. 13), approximately 0.48 mile south



of S. Main St. 911 Address: 18956 Sussex Hwy., Bridgeville. Tax Parcel: 131-15.00-17.00.

C/U 2203 Christopher F. Booth HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tree and landscaping business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.227 acres, more or less. The property is lying on the north side of Omar Rd., approximately 0.36 mile west of Armory Rd. 911 Address: 30725 Omar Rd., Frankford. Tax Parcel: 433-7.00-13.01.

C/U 2204 Quality Care Homes C/O Kenneth Dominic Alton Drummond KS
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for home remodeling and repair services, storage repair and maintenance, light building material and storage, and general office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.93 acres, more or less. The property is lying on west side of Hopkins Rd., approximately 0.57 mile northwest of Beaver Dam Rd. 911 Address: 20366 Hopkins Rd., Lewes. Tax Parcel: 234-5.00-46.04 (portion of).

Other Business

2018-13 Anchors Run Subdivision KS
Final Subdivision Plan & Landscape Plan

2019-7 Guy Subdivision #8 Phase II BM
Preliminary Subdivision Plan

Americana Bayside MR-RPC Weidman Property - Phase 1 BM
Final Site Plan

Americana Bayside MR-RPC (Point Amenity) BM
Request for Clarification of Conditions 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 12, 2019, at 4:10 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.

The Agenda was revised on 12.12.2019 at 11:35pm to add 2019-08 Azalea Woods as an item of Old Business.

Agenda items listed may be considered out of sequence.

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