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Sussex County Planning & Zoning Commission

AGENDA

December 20, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – N/A

Old Business

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).

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).

Public Hearings

2018-25 Kalel Properties, LLC HW
A standard subdivision to divide 1.91 acres +/- into 2 single family lots to be located on certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying on the north of Delmar Rd. (Rt. 54) approximately 744 ft. west of Providence Church Rd. Tax Parcel: 532-18.00-28.00 (part of). Zoning District.: AR-1 (Agricultural Residential District).

2018-29 Charles and Lauralynn Westwood KH
A standard subdivision to divide 5.00 acres +/- into 3 single family lots with residual to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the north side of Fitzgeralds Rd., approximately 221 ft. west of Calhoun Rd. Tax Parcel: 130-6.00-55.01. Zoning District: AR-1 (Agricultural Residential District).

Other Business

2017-01 - Baylis Estates Subdivision DH
Final Subdivision Plan

2016-14 Walden I Subdivision (FKA Burton's Pond) KS
Final Subdivision Plan

Americana Bayside (MR-RPC) DH
Revised Masterplan

Americana Bayside (MR-RPC) – Lot 90 DH
Revised Preliminary Site Plan

S-18-82 Walden II (CU 2075) (FKA Burtons Pond II) KS
Preliminary Site Plan and Landscape Plan

S-18-76 DEstorage.com Seaford KH
Revised Preliminary Site Plan

Cape Henlopen High School HW
Revised Preliminary Site Plan

S-18-85 Spring Arbor HW
Preliminary Site Plan

S-18-74 Argo's Self-Storage Warehouse Facility HW
Preliminary Site Plan

Lands of Morris and Sarah M. Justice DH
Minor Subdivision off a 50' Easement

Lands of Howard KH
Minor Subdivision off a 50' Easement

2018-18 Cannon Subdivision KH
Request to Revise Conditions of Approval

2013-02 Tidewater Landing Subdivision DH
Request to Revise Conditions of Approval

2017-15 – Kindleton Subdivision KH
Request to Revise Conditions of Approval

Additional Business

Public Comment to Recognize Mr. Hudson

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 13, 2018, at 8:45 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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