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Sussex County Planning & Zoning Commission

AGENDA

March 14, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – February 14, 2019

Old Business

2018-28 Ocean Meadows – Estates at Cedar Grove, LLC

KS

A cluster subdivision to divide 70.23 acres +/- into 136 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 on the northwest side of Beaver Dam Rd., approximately 477 ft. south of Kendale Rd. Tax Parcels: 234-2.00-2.00 and 234-2.00-2.02. Zoning District. AR-1 (Agricultural Residential District).

C/U 2161 Howard Weston Development Company, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office for accounting, tax preparation, and bookkeeping services to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.9468 acre, more or less. The property is lying on the north side Lewes-Georgetown Hwy. (Rt. 9), approximately 0.38 mile west of Sweetbriar Rd. 911 Address: 29065 Lewes-Georgetown Hwy. (Rt. 9), Lewes. Tax Parcel: 334-4.00-80.00.

C/Z 1872 T.S. Smith & Sons, Inc.

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 25.6694 acres, more or less. The property is lying on the west side of Sussex Hwy. (Rt. 13), south side of Fawn Rd, east side of Main Street, and north side of Redden Rd. 911 Address: 8899 Redden Rd., Bridgeville. Tax Parcel: 131-10.00-89.00.



Public Hearings

2018-31 Stagg Run – J & J Rocketship, LLC

KS

A cluster subdivision to divide 26.00 acres +/- into 26 single family lots to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County. The property is lying on the south side of Wilson Rd., approximately 450 ft. southwest of Savannah Rd. Tax Parcel: 135-10.00-5.00. Zoning District. AR-1 (Agricultural Residential District).

C/Z 1874 Leanna and Hung Nguyen

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 Lewes and Rehoboth Hundred, Sussex County, containing 1.2 acres, more or less. The property is lying on the northeast corner of Old Landing Rd. and Marina Dr. 911 Address: N/A Tax Parcel: 334-19.00-1.06.

C/U 2164 Leanna and Hung Nguyen

KS

An Ordinance to grant a Conditional Use of land in a MR Medium-density Residential District for multi-family to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.2 acres, more or less. The property is lying on the northeast corner of Old Landing Rd. and Marina Dr. 911 Address: N/A Tax Parcel: 334-19.00-1.06.

C/U 2165 Vanderwende Acres, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an event venue to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 8.99 acres, more or less. The property is lying on the southwest corner of Briarhook Rd. and Atlanta Rd. also being the northwest corner of Atlanta Rd. and Owls Nest Rd. 911 Address: 22304 Atlanta Rd., Seaford. Tax Parcel: 531-6.00-72.00 (portion of).

C/U 2172 Iris Downing

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a transitional home to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.3028 acres, more or less. The property is lying on the south side of Wild Cherry St., approximately 141 ft. west of S. Old State Rd. 911 Address: 18366 Wild Cherry St., Ellendale. Tax Parcel: 230-26.20-18.00.

ORD 19-2 - AN ORDINANCE TO AMEND ORDINANCE #2620 ADOPTING THE COMPREHENSIVE PLAN FOR SUSSEX COUNTY TO ADDRESS CHANGES TO THE COMPREHENSIVE PLAN RAISED BY THE STATE OF DELAWARE EXECUTIVE DEPARTMENT, OFFICE OF STATE PLANNING COORDINATION, IN A LETTER DATED JANUARY 18, 2019.

Other Business

2016-19 The Greens at Indian River

BM

Final Subdivision Plan

2017-15 Kindleon KH
Final Subdivision Plan

Mountaire Live Receiving Shelter HW
Revised Site Plan

S-19-9 CAD Properties LLC KS
Preliminary Site Plan

2018-26 Sweetbay – Gary C. and Anna. G Meiklejohn HW
Request to amend 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 March 7, 2019, at 4:15 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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