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Sussex County Planning & Zoning Commission

AGENDA

March 22, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 22, 2018 and March 8, 2018

Old Business

2017-17 Haileys Glen (also known as Kielbasa) – David K. Kielbasa and Terry Jan Kielbasa DH

This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision proposes to subdivide 32.3 +/- acres into sixty-eight (68) single family lots. The property is located on the north side of Angola Rd. and across from Angola Beach Rd. Zoning: AR-1 (Agricultural Residential District). 911 Address: 33199 Angola Rd., Millsboro. Tax Map I.D. 234-12.00-11.00

C/U #2119 Chad Hayes KS

This is an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for automotive sales with minor repairs and contractor office with storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.909 acres, more or less. The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 812 ft. east of Sand Hill Rd. 911 Address: 22091 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-40.00

Ord. 18-7 Yards and Open Spaces, Ramps

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXV, §115-181 relating to yards and open space generally.

Public Hearings

2017-20 The Grove at Love Creek - J.G. Townsend, Jr. & Co. KS

This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision proposes to subdivide 200.69 +/- acres into two-hundred forty-seven (247) single family lots, amenities and site improvements to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County. The property is located on the south sides of Ward Rd. (Rd. 283A) and Cedar Grove Rd. and east of Mulberry Knoll Rd. (Rd. 284). The subdivision is zoned AR-1 (Agricultural Residential District) and GR (General Residential District). 911 Address: None Available. Tax Map I.D. 334-12.00-16.00



C/U #2122 Richard Thurman Jr. (Arbor Care) KS
This is an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a plant, tree, and lawn care diagnostic center to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.0 acres, more or less. The property is located on the southwest side of Robinsonville Rd., approximately 1,737 ft. south of Kendale Rd. 911 Address: 20182 Robinsonville Rd, Lewes. Tax Map I.D. 234-6.00-88.01

C/U #2123 Mark Yoder Jr. KH
This is an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for multi-family as a retirement community to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 43.748 acres, more or less. The property is located at the southeast corner of Hickman Rd. and University Dr. 911 Address: 6939 Hickman Rd., Greenwood. Tax Map I.D. 530-9.00-4.00 & 530-4.00-23.00

Other Business

Middle Creek Preserve (2016-01) KH
Final Subdivision Plan

Ocean Meadows (2016-02) (fka The Estates at Cedar Grove) KH
Final Subdivision Plan

Angola Beach and Estates KS
Revised Site Plan

The Peninsula – Marina Bay Phase 6B (RPC) DH
Revised Site Plan

Salt Pond Plaza - RPC (S-18-09) DH
Preliminary Site Plan

Delaware Shore Equity (S-18-13) (CU 2048) RW
Preliminary Site Plan

Lands of Esham KS
Minor Subdivision off 50 ft. easement

Lands of Gerald Jester RW
Minor Subdivision off 50 ft. easement

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 15, 2018, at 9:30 a.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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