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Sussex County Planning & Zoning Commission

AGENDA

March 28, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – February 28, 2019

Old Business

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.

Public Hearings

2019-6 Zinszer Property – Estuary Development, LLC

HW

A cluster/ESDDOZ subdivision to divide 26.87 acres +/- into 34 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying on at the end of Sea Spray Ln. in the Estuary Subdivision off of Camp Barnes Rd. Tax Parcel: 134-19.00-105.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

C/U 2163 William H. McQueen, Jr.

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 Broadkill Hundred, Sussex County, containing 1.6408 acres, more or less. The property is lying on the north side of Broadkill Rd. (Rt. 16), approximately 670 ft. west of Reynolds Rd. 911 Address: 26285 Broadkill Rd., Milton. Tax Parcel: 235-15.00-4.01.

C/U 2166 Deborah A. Townsend

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office and business services and residence to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.58 acres, more or less. The property is lying on the north side of Burbage Rd., approximately 347 ft. west of Roxana Rd. 911 Address: 34745 Burbage Rd., Frankford. Tax Parcel: 134-11.00-226.01.

C/Z 1868 Ronald Nanney

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.5588 acre, more or less. The property is lying on the west side of Harbeson Rd., approximately 0.21 mile north of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 18490 Harbeson Rd., Milton. Tax Parcel: 235-30.00-10.02.

C/Z 1869 WMF Watercraft and Marine

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.194 acres, more or less. The property is lying on the southwest side of Oak Orchard Rd., approximately 551 ft. north of River Rd. 911 Address: 32676 Oak Orchard Rd., Millsboro. Tax Parcel: 234-34.08-45.00.

Ord 19-3 (Determination of Uses Ordinance)

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES III AND XXVII, SECTIONS 115-15 AND 115-210 REGARDING A DETERMINATION BY THE SUSSEX COUNTY PLANNING & ZONING COMMISSION AS TO PERMITTED USES.

Ord 19-4 (Assisted Living Ordinance)

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES IV, V, VI, VIII, IX, X, XI, XIA, AND XII, SECTIONS 115-22, 115-23, 115-31, 115-32, 115-39, 115-40, 115-55, 115-56, 115-63, 115-64, 115-71, 115-72, 115-77, 115-80, 115-83.2, 115-83.6, 115-87 AND 115-88 (Assisted Living Ordinance).

Other Business

2018-12 Sandhill Road Subdivision

KS

Final Subdivision Plan

EJF Real Estate

BM

Final Site Plan

Americana Bayside – Village C, Phase 2

BM

Revised Site Plan

Hickman Beach Plaza West

BM

Revised Site Plan

Captain’s Way RPC

KS

Revised Site Plan

Pugs Crossing

HW

Revised Preliminary Site Plan

Lot 7 Nassau Commons

KS

Revised Preliminary Site Plan

Windswept Meadows (FKA Fieldstone at Lewes) RPC

BM

Revised Preliminary Site Plan

S-19-04 Admirals Chase

KS

Preliminary Site Plan

AP-19-1 LFW Delaware Holdings 2015, LLC

HW

Agricultural Preservation District

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 21, 2019, at 4:45 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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