

MARTIN L. ROSS, CHAIRMAN  
KIM HOEY STEVENSON, VICE CHAIRMAN  
DOUGLAS B. HUDSON  
R. KELLER HOPKINS  
ROBERT C. WHEATLEY



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County

## Planning & Zoning Commission

### AGENDA

March 8, 2018

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – February 22, 2018

#### Old Business

##### C/U #2116 William and Stacey Smith

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.641 acres, more or less. The property is located on the northwest corner of Savannah Rd. and Dove Dr. 911 Address: 1501 Savannah Rd., Lewes. Tax Map I.D. 335-8.18-2.00

##### C/Z #1846 CMF Bayside, LLC

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 71.379 acres, more or less. The property is lying on both sides of Williamsville Rd. approximately 843 ft. southwest of E. Sand Cove Rd. 911 Address: Not Available. Tax Map I.D. 533-19.00-297.00

#### Public Hearings

##### C/U #2118 John W. Davidson

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a professional office with contractor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.6425 acres, more or less. The property is located on the northeast of Harbeson Rd., approximately 1,932 ft. northwest of Hollyville Rd. 911 Address: Not Available. Tax Map I.D. 234-10.00-70.16

##### 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

**C/U #2121 Cheryl Webster and Kenna Nethken** RW  
**This is an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a tree care business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.9713 acres, more or less.** The property is located on the southwest side of Old Furnace Rd., approximately 677 ft. northwest of Middleford Rd. 911 Address: 10404 Old Furnace Rd., Seaford. Tax Map I.D. 331-6.00-134.00

**C/Z #1847 Winsferd Ray Hutchins, Sr. and Josephine C. Hutchins** RW  
**This is an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County containing 2.09 acres, more or less.** The property is located on the west side of Sussex Hwy. (Rt. 13) approximately 412 ft. north of Boyce Rd. 911 Address: 28506 Sussex Hwy., Laurel. Tax Map I.D. 132-12.00-102.01

**Other Business**

**The Estuary (2005-64)** DH  
Revised Subdivision Plan

**McKinneys Grove (S-18-04) and (CU 2072)** KS  
Preliminary Site Plan

**Salt Aire (S-18-07)** DH  
Preliminary Site Plan

**Henlopen Plaza (CZ 1818)** KS  
Preliminary Site Plan

**Richard & Dawn Jamison (CU 2099)** RW  
Preliminary Site Plan

**Governors Condominium Community (CU 1772)** KS  
Preliminary Amenities Plan

**Lands of Moore** KS  
Minor Subdivision off 50 ft. easement

**Lands of Savini/Complete Construction**

RW

Minor Subdivision off 50 ft. easement

**Lands of Fraley**

DH

Minor Subdivision off 50 ft. easement

\*\*\*\*\*

Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

\*\*\*\*\*

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 28, 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.

####