

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



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

April 11, 2019

**5:30 P.M – Planning & Zoning Commission Training Session on Procedures and Usage
for New IT Devices and Use of Electronic Information Packets**

Regular Meeting Begins at 6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – March 14, 2019

Old Business

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.

Public Hearings

2018-33 Overbrook Meadows West – Overbrook Acres, LLC

KS

An ESDDOZ/cluster subdivision to divide 43.50 acres +/- into 82 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 northeast side of Coastal Hwy. (Route 1) opposite of Cave Neck Rd. Tax Parcel: 235-23.00-1.00 (portion of). Zoning District: AR-1 (Agricultural Residential District).

C/U 2167 Karen Ann Mueller

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for open outdoor sales (yard sale) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.073 acres, more or less. The property is lying on the southwest corner of Eagle Ln. and John J. Williams Hwy. (Rt. 24), approximately 914 ft. northeast of Indian Mission Rd. (Rt. 5). 911 Address: 31977 Eagle Ln., Millsboro. Tax Parcel: 234-23.00-10.00.

C/U 2168 Michael S. Mears

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for Amendments to Conditions of Approval of C/U 1645 (Ordinance No. 1843) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.0 acre, more or less. The property is lying on the north side of Paradise Rd., approximately 0.26 miles west of Governor Stockley Rd. 911 Address: 22159 Paradise Rd., Georgetown. Tax Parcel: 133-10.00-10.16.

C/Z 1875 L.W. & J.T. Mitchell Family, L.P.

KS

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 Lewes and Rehoboth Hundred, Sussex County, containing 1.317 acres, more or less. The property is lying on the southeast side of Kings Hwy., approximately 0.3 miles northeast of Gills Neck Rd. 911 Address: N/A Tax Parcel: 335-8.00-37.00 (portion of).

Ord 19-6

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE IV, SECTION 115-25 OF

THE CODE OF SUSSEX COUNTY REGARDING CLUSTER SUBDIVISIONS.

Other Business

<u>2017-19 Headwater Cove</u> Final Subdivision Plan	KS
<u>2018-5 Lot 10 Meadow View</u> Final Subdivision Plan	KH
<u>S-18-81 Stafford Street Capital</u> Preliminary Site Plan	KS
<u>Lands of Anderson</u> Minor Subdivision off a 30' easement	HW
<u>Lands of Hearn</u> Minor Subdivision off a 50' easement	HW
<u>Lands of Carey</u> Minor Subdivision off a 50' easement	KH
<u>Lands of William G. Callaway</u> Minor Subdivision off a 50' Easement	KH

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 April 4, 2019, at 4:25 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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