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# Sussex County Planning & Zoning Commission

## AGENDA

April 12, 2018

6:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – March 22, 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

**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

**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

**Public Hearings**

**C/U #2121 Cheryl Webster and Kenna Nethken** RW  
**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 Seaford 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

**2017-19 Headwater Cove – Carlton Simpler and Bryton Simpler Farm, LLC** KH  
This is a cluster subdivision. The cluster subdivision is to divide 81.99 +/- acres into one hundred sixty-three (163) single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is located on the south side of Dorman Rd. and east of John J. Williams Hwy. (Rt. 24). Tax Parcel: 234-11.00-58.00, 66.00 & 66.01 Zoning District. AR-1 (Agricultural Residential District).

**C/U #2120 PJM Properties, LLC** DH  
**An Ordinance to Grant a Conditional Use of Land in an AR-1 Agricultural Residential District to Amend Conditions of Approval for Conditional Use No. 1106 to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, Containing 5.706 acres, more or less.** The property is lying on the northeast side of Williamsville Road approximately 2,476 feet southeast of Lighthouse Road (Rt. 54). 911 Address: Not Available. Tax Map I.D. 533-19.00-287.02

**C/Z #1848 R. Keller and Joann Hopkins** RW  
**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 Georgetown Hundred, Sussex County, containing 22.53 acres, more or less.** The property is lying at the southeast corner of E. Redden Rd. and DuPont Blvd. 911 Address: 18864 E. Redden Rd., Georgetown. Tax Map I.D. 135-6.00-10.00

**Other Business**

**The Estuary Phase 1-D (2005-64)** DH  
Revised Final Subdivision Plan

**Majestic Meadows (2017-03) (formerly known as River Rock Glen)** KS  
Revised Preliminary Subdivision Plan

**Arbor Lyn (CU 2046)** RW  
Revised Preliminary Site Plan

**Americana Bayside Lot 5 - RPC** KH  
Preliminary Site Plan

<b><u>Burton's Pond Section II (CU 2075)</u></b> Preliminary Site Plan	RW
<b><u>Two Farms #956 (S-18-11)</u></b> Preliminary Site Plan	KS
<b><u>Caswell Real Holdings (S-17-58)</u></b> Preliminary Site Plan	KH
<b><u>Hawthorne (2005-73) (formerly known as Paradise Lakes)</u></b> Request to Amend Condition of Approval	KH
<b><u>Lands of Webb</u></b> Minor Subdivision off 50 ft. easement	KS

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

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 5, 2018, at 10:30 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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