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Sussex County Planning & Zoning Commission

AGENDA

April 25, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – March 28, 2019

Old Business

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/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).

Public Hearings

2019-3 Lands of Betty Staats

KH

A standard subdivision to divide 6.52 acres +/- into 2 single family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on



the southwest side of Godwin School Rd., approximately 375 ft. northwest of Country Living Rd. Tax Parcel: 133-16.00-77.01. Zoning District. AR-1 (Agricultural Residential District).

2019-4 Sloan Family Properties

BM

A standard subdivision to divide 7.92 acres +/- into 11 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the northeast side of Pinewater Dr., approximately 663 ft. northwest of Multiflora Dr. Tax Parcels: 234-17.12-5.00, 5.01, and 5.02. Zoning District. AR-1 (Agricultural Residential District).

C/Z 1881 Norman Stephen Price Revocable Trust (Lakelynn)

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a GR-RPC General Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 71.754 acres, more or less. The property is lying on the northeast corner of Peppers Corner Rd. and Lizard Hill Rd., and also being on the north side of Lizard Hill Rd., approximately 823 ft. southeast of Peppers Corner Rd. 911 Address: 34703 Cider Ln., Frankford. Tax Parcels: 134-19.00-13.03 and 134-18.00-38.00.

C/U 2171 Lisa St. Clair

KS

An Ordinance to grant a Conditional Use of land in a GR General Residential District for a dog bakery with storage and warehouse to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.3981 acres, more or less. The property is lying on the northwest side of Hollyville Rd., approximately 91 ft. northwest of Harmony Cemetery Rd. 911 Address: 24500 Hollyville Rd., Millsboro. Tax Parcel: 234-21.00-213.00.

Ord. 19-5

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 62, ARTICLE III, SECTION 62-7, CHAPTER 72, ARTICLE I, SECTIONS 72-4 AND 72-5, CHAPTER 115, ARTICLES IV, XXV AND TABLE 1 BY AMENDING SECTION 115-22, 115-25, 115-182, 115-183 AND 115-194.3 TO REPLACE ALL REFERENCES TO THE “ENVIRONMENTAL SENSITIVE DEVELOPMENT DISTRICT,” “ENVIRONEMTNAL SENSITIVE DEVELOPMENT DISTRICT OVERLAY ZONE,” “ESDDOZ” AND “ENVIRONMENTALLY SENSITIVE DEVELOPING AREA,” WITH “COASTAL AREA.”

Other Business

2018-25 Kalel Properties

HW

Final Subdivision Plan

S-17-36 Oyster House Village (CU 1642)

BM

Final Site Plan

S-19-12 Fred Hudson Properties (CU 2130)

BM

Preliminary Site Plan

S-19-17 RE-MAX John Ford (CU 2137)

KS

Preliminary Site Plan

Bellisa, LLC (CU 2153)

KH

Preliminary Site Plan

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 17, 2019, at 1:35 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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