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Sussex County

Planning & Zoning Commission

AGENDA

April 26, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 12, 2018

Old Business

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

Public Hearings

2018-2 Outer Banks North & Outer Banks South – Edge Marine, LLC KH

This is a cluster subdivision to divide 32.68 +/- acres into 49 single family lots to be located on a certain parcel of land lying and being in Lewes and Rehoboth River Hundred, Sussex County. The property is lying on the southwest corner of intersection Jimtown Road and Robinsonville



Road. Tax Parcel: 334-11.00-5.02 and 334-11.00-5.03 Zoning District. AR-1 (Agricultural Residential District).

C/U #2124 Jeri Berc

KS

This is an Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an Agricultural Educational Facility with Commercial Kitchen to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.9785 acres, more or less. The property is lying on the west side of Hudson Road approximately 400 feet south of Eagles Crest Road. 911 Address: 16040 Hudson Road, Milton. Tax Map I.D. 235-22.00-424.00

C/U #2125 RS CORDREY FARMS, LLC

KH

This is an Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a Landscape Business, Sale and Storage (Extension of Conditional Use No. 1242) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.0011 acres, more or less. The property is lying on the northeast side of Cordrey Road, approximately 0.3 mile southeast of Mount Joy Road. 911 Address: Not Available. Tax Map I.D. 234-28.00-59.00 (portion of) and 234-28.00-60.00 (portion of)

Other Business

Peninsula Lakes Amenities (RPC)

KH

Revised Amenities Site Plan

Lopez Vehicle Repair and Sale Expansion (CU 2097)

KH

Revised Site Plan

Route Nine Enterprise (S-18-12)

KS

Preliminary Site Plan

Seagrove (S-18-16)

DH

Preliminary Amenities Site Plan

Little Einstein's Expansion (S-18-17)

RW

Preliminary Site Plan

Lands of Layton

KS

Minor Subdivision off 50 ft. easement

Additional Business

Discussion and possible action on The Rules of Procedure of the Planning and Zoning Commission of Sussex County, Delaware

Discussion of Planning Commissioner areas of responsibility

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 19, 2018, at 11:40 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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