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Sussex County

Planning & Zoning Commission

AGENDA

May 10, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 26, 2018

Old Business

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)



Public Hearings

2018-1 Acadia – Carlton O. Dorman, Michael A. Hazzard, Linda Hazzard, Linda Wardup and Steven Hazzard KH

This is a cluster subdivision. The cluster subdivision is to divide 117.21 +/- acres into 234 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 southeast corner of Conley's Chapel Rd. and Dorman Rd. and on the northwest side of Robinsonville Rd. south of Conley's Chapel Rd. Tax Parcels: 234-11.00-60.00, 234-11.00-62.03, and 234-11.00-64.00 Zoning District. AR-1 (Agricultural Residential District).

2018-3 Fox Haven II - Earl J. and Eula Mae Savage, Trustees DH

This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision is to divide 49.57 +/- acres into 99 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 the southwest side of Johnson Rd approximately 680 ft. south of Zion Church Rd. Tax Parcel: 533-11.00-48.00 Zoning District. AR-1 (Agricultural Residential District).

C/U #2126 Nikolajas Lituinenkous RW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for Commercial Vehicle Storage and Car Sales to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 9.54 acres, more or less. The property is lying on the south side of Vines Creek Rd., approximately 0.44 mile east of Armory Rd. 911 Address: 30028 Vines Creek Rd., Dagsboro. Tax Map I.D. 233-11.00-172.00

C/U #2127 Wine Worx, LLC DH

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 Baltimore Hundred, Sussex County, containing 25.60 acres, more or less. The property is lying on the west side of Blackwater Rd., approximately 1,007 feet north of Burbage Rd. 911 Address: 32512 Blackwater Rd., Frankford. Tax Map I.D. 134-11.00-53.00

Other Business

Bay Forest Club Phase 5.2 – RPC KS

Final Site Plan

John W. Davidson (S-18-38) KS

Preliminary Site Plan

Route 24 CJ, LLC (S-18-39) KH

Preliminary Site Plan

Lands of Criswell

DH

Minor Subdivision off 50 ft. easement

Lands of Sander

RW

Minor Subdivision off 50 ft. easement

Additional Business

Discussion and possible action on Planning Commissioner areas of responsibility

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

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 May 3, 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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