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Sussex County Planning & Zoning Commission

AGENDA

May 23, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – April 25, 2019

Old Business

2019-7 Guy Subdivision – Charles H. Guy, IV

BM

A standard subdivision to divide 38.286 acres +/- into 13 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The portion of property that is subject for the subdivision is lying on the south side of Waterview Rd., approximately 542 ft. east of Camp Arrowhead Rd. Tax Parcel: 234-12.00-22.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

C/U 2156 Christin and Joseph R. Hudson

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for wellness classes (including yoga, massage meditation, acupuncture and lectures) to be located on a certain parcel of land lying and being in Broad Kill hundred, Sussex County, containing 3.33 acres, more or less. The property is lying on the northwest side of Coastal Hwy. (Rt. 1), approximately 0.28 mile south of Hudson Rd. 911 Address: 14904 Coastal Hwy., Milton. Tax Parcels: 235-16.00-75.00 and 77.00.

C/Z 1876 Robert M. and Debora A. Reed

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium-Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6.113 acres, more or less. The property is lying on the north side of Savannah Rd., approximately 152 ft. northeast of Parker Run. 911 Address: 1525 Savannah Rd., Lewes. Tax Parcel: 335-12.06-1.00.

C/U 2169 Robert M. and Debora A. Reed

KS

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6.113 acre, more or less. The property is lying on the north side of Savannah Rd., approximately 152 ft. northeast of Parker



Run. 911 Address: 1525 Savannah Rd., Lewes. Tax Parcel: 335-12.06-1.00.

Public Hearings

2018-32 Tepache Farms – Pheat Farms, LLC

KS

A cluster subdivision to divide 33.81 acres +/- into 33 single family lot to be located on a certain parcel of land lying and being in Broad Kill, Sussex County. The property is located on the north side of Burton Rd., approximately 0.83 mile west of Sandhill Rd. Tax Parcel: 235-19.00-7.00. Zoning District. AR-1 (Agricultural Residential District).

C/U 2173 Roy Richardson

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a catering business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.08 acres, more or less. The property is lying on the west side of Doddtown Rd., approximately 511 ft. north of Anderson Corner Rd. 911 Address: 21170 Doddtown Rd., Harbeson. Tax Parcel: 234-9.00-6.02.

C/U 2174 Madeline Troescher

HW

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 3.38 acres, more or less. The property is lying on the southwest side of Dirickson Creek Rd., approximately 0.57 mile south of Millers Neck Rd. 911 Address: 37428 Dirickson Creek Rd., Frankford. Tax Parcel: 134-21.00-20.02.

C/U 2175 All, Automotive, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an automotive repair business to be located on a certain parcel of land lying and being in Indian River hundred, Sussex County, containing 0.75 acre, more or less. The property is lying on the south side of Harmons Hill Rd., approximately 0.6 mile east of Hollyville Rd. 911 Address: 28858 Harmons Hill Rd., Millsboro. Tax Parcel: 234-16.00-27.03.

C/Z 1879 William (Ulbio) Parraga

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-2 (Business Community District) for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.827 acre, more or less. The property is lying on the west side of DuPont Blvd. (Rt. 113), approximately 406 ft. south of Wilson Hill Rd. 911 Address: N/A. Tax Parcel: 135-14.00-12.01.

Other Business

Peach Tree Acres

KS

Final Site Plan

Americana Bayside Golf Club House Amenities

BM

Revised Preliminary Amenities Site Plan

S-19-21 Iris Downing

KH

Preliminary Site Plan

Lands of Gary Chorman

KS

Minor Subdivision off a 50' easement

Lands of Lewis

BM

Minor Subdivision off a 50' easement

Lands of Robert Maltese and Brian Stiles

KS

Minor Subdivision off a 50' easement

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 16, 2019, at 12:30 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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