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Sussex County Planning & Zoning Commission

AGENDA

May 9, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – April 11, 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).

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 (Lakelynnns)

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.

Public Hearings

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.

Other Business

2018-21 Quail Run Estates (FKA Carriage Springs)

KS

Final Subdivision Plan

2017-07 Benson Ridge (FKA The Villas)

KS

Final Subdivision Plan

Peach Tree Acres

KS

Revised Site Plan

S-19-09 A.G. Concrete Works (CU 2154)

BM

Preliminary Site Plan

<u>S-19-19 Delmar Storage Solutions</u> Preliminary Site Plan	HW
<u>S-18-87 Arctec Air Heating & Cooling</u> Preliminary Site Plan	KH
<u>S-19-05 Peninsula Square</u> Preliminary Site Plan	KH
<u>S-19-13 Dogfish Head/TowerNorth Development, LLC</u> Cell Tower Preliminary Site Plan	KS
<u>S-19-14 AT&T Blades</u> Cell Tower Preliminary Site Plan	HW
<u>S-19-15 TowerCO Millsboro</u> Cell Tower Preliminary Site Plan	BM
<u>Lands of Sandra K. Moore</u> Minor Subdivision off a 50' easement	KH
<u>Lands of Santo & Stephenie Difatta</u> Minor Subdivision off a 50' Easement	HW

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 2, 2019, at 4:15 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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