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Sussex County Planning & Zoning Commission

AGENDA

June 13, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – May 9, 2019

Old Business

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 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.

Public Hearings

2019-9 – Christopher G. & Melissa A. Johnson

HW

A standard subdivision to divide 6.454 acres +/- into 2 single family lots to be located on a certain parcel of land lying and being in Little Creek, Sussex County. The property is located on the south side of Blackbird Rd., approximately 1050 ft. west of Saint George Rd. Tax Parcel: 532-13.00-3.10. Zoning District. AR-1 (Agricultural Residential District).



C/U 2178 Steven and Carrie Coleman

HW

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a welding and fabrication business to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 1.605 acres, more or less. The property is lying on the south side of Laurel Rd. (Rt. 24), approximately 0.46 mile west of Jestice Farm Rd. 911 Address: 14716 Laurel Rd., Laurel. Tax Parcel: 232-19.00-30.00.

C/Z 1877 Schiff Land Development Company, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a CR-1 (Commercial Residential District) and a MR (Medium Density Residential District) to a MR-RPC (Medium Density Residential District - Residential Planned Community) for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 49.94 acres, more or less. The property is lying on the southeast side of John J. Williams Hwy. (Rt. 24), approximately 0.45 mile southwest of Oak Orchard Rd. 911 Address: N/A. Tax Parcels: 234-29.00-66.00, 66.01, & 66.02.

C/Z 1878 Captain’s Way Development, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR-RPC (General Residential District – Residential Planned Community) to a GR-RPC (General Residential District – Residential Planned Community) to allow for garage studio apartments for Change of Zone No. 1721 (Ordinance No. 2295) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 154.72 acres, more or less. The property is lying on the northeast side of Milton Ellendale Hwy. (Rt. 16), approximately 0.34 mile east of Hollytree Rd. 911 Address: N/A. Tax Parcels: 235-13.00-2.00, 2.06, 2.07, 2.08 and 235-13.00-32.00 through 332.00.

C/Z 1880 Craig Kormanik

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a C-2 (Medium Commercial District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.0 acres, more or less. The property is lying on the southwest side of Indian Mission Rd. (Rt. 5), approximately 785 ft. northwest of John J. Williams Hwy. (Rt. 24). 911 Address: 31792 Indian Mission Rd., Millsboro. Tax Parcel: 234-23.00-261.00.

Other Business

S-19-22 Mt. Calvary Pentecostal Church

KS

Preliminary Site Plan

2016-12 Reddenwood Subdivision - Section II

KS

Request to Revise Conditions of Approval

2004-50 Longwood Lakes

KH

Request to Revise Conditions of Approval

Lands of M. Gail and Floyd Megee

KS

Minor Subdivision off a 30’ easement

Lands of Bruce Knee

KS

Minor Subdivision off a 50' easement

Lands of Stephen M. and Evelyn G. Prettyman

KH

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 June 6, 2019, at 4:30 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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