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# Sussex County Planning & Zoning Commission

## AGENDA

June 28, 2018

6:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – June 14, 2018

### Old Business

**C/U #2130 The Evergreene Companies, LLC (NKA Pallots Corner)** DH  
**An Ordinance to grant a Conditional Use of land in a MR Medium Residential district for multi-family dwellings (20 townhomes) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.3817 acres, more or less.**  
The property is lying at the northeast corner of Cedar Neck Rd and Fred Hudson Rd., and on the northeast side of Cedar Neck Rd. approximately 255 ft. north of Fred Hudson Rd. 911 Address: 30733 Cedar Neck Road, Ocean View. Tax Parcels: 134-13.00-72.00 and 72.01.

### Public Hearings

**2018-6 Bay Knolls F/K/A Fenwick Knolls – Fenwick Commons, LLC** RW  
This is a cluster subdivision to divide 13.33 acres +/- into 25 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54) and Sand Cove Rd. and on the east side of Sand Cove Rd. approximately 211 ft. south of Lighthouse Rd. (Rt. 54). Tax Parcel: 533-19.00-52.00. Zoning District. AR-1 (Agricultural Residential District).

**2018-7 Wellesley – J.G. Townsend, Jr. & Co.** DH  
This is an ESDDOZ/cluster subdivision divide 73.29 acres +/- into 132 single family lots to be located on certain parcels of land lying and being in Lewes and Rehoboth Hundred, Sussex County. The development is the rear portion of 3 parcels lying at the southwest side of Warrington Rd. and at the south side of John J. Williams Hwy. (Rt. 24) approximately 300 ft.



from said intersection and being on the south side of John J. Williams Hwy. (Rt. 24) approximately 1,100 ft. west of Warrington Rd. and at the southwest corner of John J. Williams Hwy. (Rt. 24) and Mulberry Knoll Rd. Tax Parcels: portions of 334-12.00-46.01, 334-12.00-113.00, and 334-12.00-116.00. Zoning District. AR-1 (Agricultural Residential District).

**C/U #2133 Dr. Laima Anthaney and Dr. Michael Cahoon** KS  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.3443 acre, more or less.** The property is lying on the south side of Savannah Rd., approximately 0.89 mile east of Wescoats Rd. 911 Address: 1200 Savannah Rd., Lewes. Tax Parcel: 335-8.14-47.00

**C/U #2149 Covered Bridge Trails, LLC** KS  
**An Ordinance to grant a Conditional Use of land in a MR (Medium-Density Residential District) for an amendment of a condition of approval and revise the area for CU 2012 Ordinance 2430 to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 36.647 acres, more or less.** The property is lying on the north end of Tulip Dr. approximately 487 ft. north of Coastal Hwy. (Rt. 1). 911 Address: N/A. Tax Parcel: 335-11.00-59.00

**Other Business**

**Americana Bayside (RPC)** DH  
Revised Master Plan

**Americana Bayside - Phase 2 Lot 90 (RPC)** DH  
Final Site Plan

**Americana Bayside - Village A (RPC)** DH  
Revised Preliminary Site Plan

**Majestic Meadows (fka River Rock Glen) (2017-3)** KS  
Revised Subdivision Plan

**Four Seasons at Belle Terre (fka Belle Terre) - Amenities (2016-15)** KS  
Preliminary Site Plan

**Harbeson Mini Storage (S-18-06)** KH  
Preliminary Site Plan

**Home 2 Suites by Hilton (S-18-46)** KS  
Preliminary Site Plan

**Lewes Hotel (S-18-50)** KS  
Preliminary Site Plan

**Anthem Subdivision (2004-53)**  
Preliminary Amenities Plan

KS

**Fox Haven II (2018-3)**  
Request to Amend Condition of Approval

RW

**Lands of GNJ Properties**  
Minor Subdivision off 50' easement

RW

**Additional Business**

Review of Annual Report to State

Public Comment to recognize Mr. Ross

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 21, 2018, at 11:19 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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