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# Sussex County Planning & Zoning Commission

## AGENDA

July 11, 2019

6:00 P.M

### Call to Order

### Approval of Agenda

### Additional Business

Administration of Oaths

Reorganization

Approval of Minutes - April 11, 2019 (revised) and June 13, 2019

### Old Business

#### 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).

**CONSIDER REQUEST TO WITHDRAW**

### Public Hearings

#### 2019-5 Chase Oaks

KS

A cluster/Coastal Area subdivision to divide 145.3 acres +/- into 253 single-family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The property is located on the north and south sides of Robinsonville Rd., approximately 320 ft. northeast of the intersection of Robinsonville Rd. and Webb Landing Rd. Tax Parcels: 234-6.00-96.00, 97.00, and 98.00. Zoning District. AR-1 (Agricultural Residential District).

#### C/U 2179 Joseph H. Jr. and Patricia Prettyman

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family (2 dwellings), lawn mower repair business, outdoor storage, leased storage units, and storage building to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.71 acres, more or less. The property is lying on the southeast side of Robinsonville Rd., approximately 211 ft.**



northwest of Jimtown Rd. 911 Address: 18583 Robinsonville Rd., Lewes. Tax Parcel: 334-11.00-47.00.

**C/U 2180 Robert J. Palmer and Laura M. Hudson** KH  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 18.11 acres, more or less.** The property is lying on the west side of Cedar Ln., approximately 0.53 mile north of Governor Stockley Rd. 911 Address: 23318 Cedar Ln., Georgetown. Tax Parcels: 133-3.00-1.00 and 1.10.

**C/Z 1884 ABC STORAGE, LLC** KH  
**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 certain parcels of land lying and being in Nanticoke Hundred, Sussex County, containing 2.41 acres, more or less.** The property is lying on the north side of Seashore Hwy. (Rt. 18/404), approximately 0.22 mile east of Wilson Hill Rd. 911 Address: 13049 and 13039 Seashore Hwy., Georgetown. Tax Parcels: 231-5.00-24.00 (portion of) and 231-6.00-6.00 (portion of).

**Other Business**

**2017-02 Woodfield Preserve Expansion** KS  
Final Subdivision Plan

**S-19-29 Swann Cove MR-RPC - Phase 9** HW  
Final Site Plan

**Cripple Creek Golf & Country Club** BM  
Revised Site Plan

**2005-42 Woodridge Amenity Plan** KS  
Preliminary Amenities Plan

**S-19-27 DOV Horse Island** BM  
Preliminary Site Plan

**S-19-28 Range Time** HW  
Preliminary Site Plan

**Lands of Robert and Maxine Savage** KS  
Minor subdivision off easement

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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 July 3, 2019, at 3:30 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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