



Sussex County Planning & Zoning Commission

REVISED AGENDA

July 18, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – April 11, 2019 (revised), June 13, 2019 and June 27, 2019

Old Business

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/U 2177 Ingrid Hopkins

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.0 acres, more or less. The property is lying on the north side of Fisher Rd., approximately 0.45 mile and 0.76 mile west of Beaver Dam Rd. 911 Address: 30249 Fisher Rd., Lewes. Tax Parcels: 334-10.00-53.00 (portion of) and 334-10.00-55.00 (portion of).

C/Z 1883 OA-BP Marina Bay-Lakeside, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District - Residential Planned Community to a MR-RPC Medium Density Residential District - Residential Planned Community to amend conditions of approval of Change of Zone no. 1475 (Ordinance no. 1573) for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 787.787 acres, more or less. The property is lying on the south end of Bay Farm Rd. and the south side of Trinity Rd. 911 Address: N/A. Tax Parcels: 234-30.00-1.00 through 430.00.

C/Z 1882 Nassau DE Acquisition Co., LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and C-2 Medium Commercial District to a HR-1 High-Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 15.2 acres, more or less. The property is lying on the east side of Coastal Hwy. (Rt. 1), approximately 150 ft. north of Old Mill Rd, and on the north side of Old Mill Rd., approximately 708 ft. east of Coastal Hwy. (Rt. 1). 911 Address: N/A. Tax Parcels: 334-1.00-15.00 and 334-1.00-15.03.

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).

Public Hearings

None

Other Business

Rehoboth Gateway – Outparcel 6

BM

Revised Site Plan

S-18-80 Sussex Conservation District

KH

Revised Site Plan

S-19-18 Procino-Wells & Woodland

KS

Preliminary Site Plan

S-19-20 Masten Realty
Preliminary Site Plan

KH

Lands of Henderson
Minor Subdivision off an Easement

KH

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 July 11, 2019 at 2:08 p.m., and at least seven (7) days in advance of the meeting.
Revised July 11, 2019 at 9:02 pm to add Old Business items CU 2179, CU 2180 and CZ 1884 and minutes

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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