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Sussex County Planning & Zoning Commission

AGENDA

July 26, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 28, 2018 and July 12, 2018

Old Business

C/U 2137 John W. Ford

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 0.5739 acre, more or less. The property is lying on the south side of Savannah Rd., approximately 691 ft. east of Wescoats Rd. 911 Address: 1530 Savannah Rd., Lewes. Tax Parcel: 335-12.06-50.00

C/Z 1851 The Evergreene Companies, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 7.33 acres, more or less. The property is lying on the north side of Gills Neck Rd., approximately 135 ft. west of Spinnaker Circle in the Wolfe Runne development. 911 Address: 16386 Gills Neck Rd., Lewes. Tax Parcel: 335-8.00-44.00

C/U 2134 The Evergreene Companies, LLC

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 7.33 acres, more or less. The property is lying on the north side of Gills Neck Rd., approximately 135 ft. west of Spinnaker Circle in the Wolfe Runne development. 911 Address: 16386 Gills Neck Rd., Lewes. Tax Parcel: 335-8.00-44.00



C/Z 1852 Canal Corkran, LLC

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District – Residential Planned Community to amend Change of Zone No. 1359, Ordinance No. 1279, for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 65.125 acres, more or less. The property is lying on the northeast side of Canal Crossing Rd. between Hebron Rd. and Church St. 911 Address: N/A. Tax Parcels: 334-13.00-363.00, 363.01, and 363.02 and 334-13.00-1298.00 - 1414.00 and 334-13.00-1447.00

Public Hearings

2018-8 Stream's Edge Estates – TBD, LLC c/o Michael Daniels

KS

This is a cluster subdivision is to divide 20.42 acres +/- into 42 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 east side of Robinsonville Rd. approximately 264 ft. southeast of Kendale Rd. Tax Parcels: 234-6.00-90.00 and 234-6.00-90.01. Zoning District. AR-1 (Agricultural Residential District).

2018-9 Oak Landing – NCSW, LP

DH

This is a ESDDOZ subdivision is to divide 59.82 acres +/- into 163 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 Oak Orchard Rd. and approximately 1.3 miles southeast of John J. Williams Hwy. Tax Parcel: 234-34.00-97.00. Zoning District. GR (General Residential District).

C/U #2136 Christine A. Degnon

KS

This is an Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a medical office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.918 acre, more or less. The property is lying on the north side of Savannah Rd., approximately 193 ft. east of Dove Dr. 911 Address: 1409 Savannah Rd., Lewes. Tax Parcel: 335-8.18-4.00

C/U # 2138 Walker Construction, Inc.

DH

This is an Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for site contracting excavating services with storage, repair, and maintenance and light material and storage and general office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 13.76 acres, more or less. The property is lying on the west side of Robinsonville Rd., approximately 671 ft. south of Kendale Rd. 911 Address: 33077 Walker Farm Rd., Lewes. Tax Parcel: 234-2.00-23.03 (portion of)

Other Business

Tail Bangers

KH

Preliminary Site Plan

Lands of Sharp Farms

KH

Minor Subdivision off 50' easement

Additional Business

Discussion of Comprehensive Plan

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 19, 2018, at 8:29 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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