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Sussex County Planning & Zoning Commission

AGENDA

August 23, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – None

Old Business

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

KS

A cluster subdivision 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 Road. approximately 264 ft. southeast of Kendale Road. Tax Parcels: 234-6.00-90.00 and 234-6.00-90.01. Zoning District. AR-1 (Agricultural Residential Zoning District).

Announcement of Receipt of Environmental Information and Possible Action

2018-9 Oak Landing – NCSW, LP

DH

An Environmentally Sensitive Developing District Overlay Zone subdivision 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 Zoning District).

Closure of the Record and Possible Action

C/U #2136 Christine A. Degnon

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential Zoning 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 Drive. 911 Address: 1409 Savannah Road, Lewes. Tax Parcel: 335-8.18-4.00

Closure of the Record and Possible Action



2018-10 Overbrook Meadows – Overbrook Acres, LLC

KS

A cluster/Environmentally Sensitive Developing District Overlay Zone subdivision to divide 64.2 acres+/- into 135 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the northeast side of Coastal Hwy. (Rt. 1) across from Cave Neck Rd. Tax Parcel: 235-23.00-1.00. Zoning District. AR-1 (Agricultural Residential District).

C/Z # 1853 - Beebe Healthcare

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an I-1 Institutional District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.9136 Acres, more or less. The property is lying on the east side of Warrington Rd., approximately 107 ft. south of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Tax Parcel: 334-12.00-125.00

C/Z # 1854 - Ferguson Enterprises, Inc.

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agriculture Residential District to a C-5 Service/Limited Manufacturing District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.306 Acres, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 937 ft. east of Nassau Commons Blvd. 911 Address: 32359 Lewes-Georgetown Hwy., Lewes Tax Parcel: 334-5.00-139.00 (portion of).

Ord. # 18-10 – Forested Landscape Buffer

An Ordinance to amend Chapter 99, Article I and III, Sections 99-5 and 99-16 of the Code of Sussex County relating to forested and/or landscaped buffers.

Public Hearings

2018-11 Hawthorne Phase 6 – Rob the Ranger, LLC

KS

A cluster subdivision to divide 28.05 acres+/- into 41 single family lots to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 1,985 ft. east of Gravel Hill Rd. (Rt. 30). Tax Parcel: 135-11.00-66.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

C/U #2139 Arctec Properties, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential Zoning District for a storage warehouse for small contractors to be located on a certain parcel of land lying and being in Northwest Fork hundred, Sussex County, containing 4.74 acres, more or less. The property is lying on the west side of Sussex Highway. (Rt. 13), approximately 0.75 mile north of East Newton Road. 911 address: 14906 and 14910 Sussex Highway., Bridgeville. Tax parcel: 530-17.00-10.00.

C/U #2140 Santay Trucking c/o Samuel Connors

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential Zoning District for a trucking business, landscape and material storage to be located on

a certain parcel of land lying and being in Cedar Creek hundred, Sussex County, containing 5.0 acres, more or less. The property is lying on the west side of Dupont Boulevard. (Rt. 113) approximately 0.5 mile south of VFW Road. 911 address: 14292 Dupont Boulevard, Ellendale. Tax parcels: 230-31.00-27.00, 27.01 and 27.02

C/Z #1855 Kirk Salvo, KH Sussex, LLC DH
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential Zoning District to a C-3 Heavy Commercial Zoning District for a certain parcel of land lying and being in Indian River hundred, Sussex County, containing 3.51 acres, more or less. The property is located on the south side of John J. Williams Highway. (Rt. 24), approximately 954 ft. west of Angola Road., also being the southwest corner of John J. Williams Highway. (Rt. 24) and Angola Road, and being on the west side of Angola Road., approximately 250 ft. south of John J. Williams Highway. (Rt. 24). 911 address: N/A. Tax parcels: 234-11.00-56.09, 56.03, and 56.02

Other Business

2017-18 Edward D. and Lauren R. Ghabour KH
Final Subdivision Plan

The Reserves (MR-RPC) DH
Revised Preliminary Site Plan

The Woodlands Subdivision (2005-49) DH
Revised Preliminary Amenities Plan

2014-05 Ida Jane Farm KH
Revised Preliminary Subdivision Plan

Marsh Island (2008-25) DH
Revised Preliminary Subdivision Plan

Five Pointe Plaza KS
Revised Preliminary Site Plan

Greenwood Mennonite Church (S-18-58) HW
Preliminary Site Plan

Lands of Troise KS
Minor Subdivision off 50 ft. easement

Lands of Pine Hollow HW
Minor Subdivision off 50 ft. easement

Lands of Raymond Williams KS
Minor Subdivision off 50 ft. 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 August 16, 2018, at 3:00 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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