

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Planning & Zoning Commission

## AGENDA

August 8, 2019

6:00 P.M

### Call to Order

### Approval of Agenda

Approval of Minutes - July 11, 2019, July 18, 2019

### Old Business

#### 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).

#### **ANNOUNCEMENT OF RECEIPT OF TIS RESULTS**

#### 2019-10 – Lands of Timmons – Ralph A. Timmons, Jr.

HW

A standard subdivision to divide 161.68 acres +/- into 7 single-family lots to be located on certain parcels of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the north and south side of Nine Foot Rd. (Rt. 26), approximately 1073 ft. east of Hickory Hill Rd. Tax Parcels: 233-14.00-10.00 & 10.02. Zoning District. AR-1 (Agricultural Residential District).

#### C/Z 1885 - 36191 DWB, LLC

HW

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex county, containing 1.015 acres, more or less.** The property is lying on the north side of Lighthouse Rd. (Rt. 54), approximately 850 ft. west of Zion Church Rd. 911 Address: 36191 Lighthouse Rd., Selbyville. Tax Parcel: 533-19.00-15.00.

### Public Hearings

#### 2019-14 – Steven Eugene Allen

KH

A standard subdivision to divide 4.0269 acres +/- into 1 single-family lot to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County. The property is



located on the north side of Matts Rd. (SCR. 77), approximately 577 ft. east of Bowman Rd. Tax Parcel: 531-17.00-2.09. Zoning District. AR-1 (Agricultural Residential District).

**C/U 2176 - KH Sussex, LLC** BM  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a convenience store with fueling station to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.51 acres, more or less.** the property is lying on the south side of John J. Williams Hwy. (Rt. 24), approximately 954 ft. west of Angola Rd., and also being at the southwest corner of John J. Williams Hwy. (Rt. 24) and Angola Rd., and being on the west side of Angola Rd., approximately 250 ft. south of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Tax Parcel: 234-11.00-56.02 (portion of) 56.03, 56.06, and 56.09.

**C/U 2182 - Samuel G. Thomas** KH  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a small automotive repair and dealer to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 2.87 acres, more or less.** The property is lying on the north side of Springfield Rd., approximately 336 ft. east of Park Ave. 911 Address: 23371 Springfield Rd., Georgetown. Tax Parcel: 135-20.00-159.01.

**C/Z 1889 - Air Fish Automotive** HW  
**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District) for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.771 acres, more or less.** The property is lying on the southwest corner of Trussum Pond Rd. and Sussex Hwy. (Rt. 13). 911 Address: 11125 National Blvd., Laurel. Tax Parcel: 332-1.00-72.00 (portion of).

**Other Business**

**2017-10 Compass Point** KS  
Final Subdivision Plan and Landscape Plan

**Americana Bayside Golf Club House Amenities** HW  
Final Amenity Site Plan

**S-19-25 Breakwater Partners, LLC.** KS  
Preliminary Site Plan

**S-19-26 Chaney Enterprises** KH  
Preliminary Site Plan

**CZ 1543 Vincent Overlook** KS  
Revised Landscape Plan

**Lands of Brenda S. Harper** HW  
Minor Subdivision off of a 50' Easement

**Lands of Chick Haven Farms, LLC**  
Minor Subdivision off of a 50' Easement

KH

**Additional Business**

Overview of MOU with DelDOT

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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 August 1, 2019, 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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