

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

September 12, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – August 8, 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).

C/U 2183 - Brent & Lisa Hershey

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility with outdoor storage to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 9.167 acres, more or less. The property is lying on the south side of Broadkill Rd. (Rt. 16), approximately 0.33 mile west of Reynolds Rd. 911 Address: 14374 Clyde's Dr., Milton. Tax Parcel: 235-15.00-26.07.

C/U 2184 Linda Ann Yupco-Connors

KS

An Ordinance to grant a Conditional Use of land in a GR General Residential District for equipment storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.91 acre, more or less. The property is lying on the west side of Jimtown Rd., approximately 0.32 mile south of Beaver Dam Rd. 911 Address: 32260 Jimtown Rd., Lewes. Tax Parcel: 334-11.00-15.00.

C/U 2185 Vincent Kinack

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.4516 acres, more or less. The property is lying on the northeast corner of Short Rd. and Anderson Corner Rd. 911 Address: 21167 Short Rd., Harbeson. Tax Parcel: 234-4.00-42.00.



C/U 2187 Daniel Ostinvil

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for motor vehicle sales to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 0.1657 acre, more or less. The property is lying on the southwest corner of North Poplar St. and Old Sailor Rd. 911 Address: 31016 North Poplar St., Laurel. Tax Parcel: 232-12.18-51.00.

Public Hearings

C/U 2189 Grace Malone

HW

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 Little Creek Hundred, Sussex County, containing 4.59 acres, more or less. The property being a landlocked parcel of land lying on the south side of Laurel Rd., approximately 0.38 mile east of Sussex Hwy. (Rt. 13). 911 Address: N/A. Tax Parcel: 332-2.00-75.00.

C/Z 1890 W&B Hudson Family Ltd

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a MR Medium Density Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 37.08 acres, more or less. The property is lying on the south side of Lewes-Georgetown Hwy. (Rt. 9), approximately 340 ft. east of Harbeson Rd (Rt. 5) and on the east side of Harbeson Rd. (Rt. 5), approximately 456 ft. south of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: N/A. Tax Parcels: 235-30.00-62.00, 64.00, 66.00, 67.00, 70.00, & 72.00.

C/Z 1899 Harbeson Farm Revex, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR Medium Density Residential District and AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.8016 acres, more or less. The property is lying on the east side of Harbeson Rd. (Rt. 5), approximately 0.44 miles south of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 18865 Harbeson Rd., Harbeson. Tax Parcel: 235-30.00-131.01 (portion of).

Ord. 19-7 – Manufactured Homes

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, ORD-CHAPTER 115, ARTICLES IV, XXV, XXVI, AND XXVII BY AMENDING SECTIONS 115-20, 115-23, 115-187, 115-196 AND 115-210 REGARDING MANUFACTURED HOMES AND MANUFACTURED HOUSING.

Ord. 19-8 – Construction Trailers

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES IV, V, VIII, X, XA, XB, XIB, XIC, XID, XIE, XIF, XIII, XIV, AND XV BY AMENDING SECTIONS 115-21, 115-30, 115-54, 115-70, 115-75.3, 115-75.10, 115-83.12, 115-19, 115-83.27, 115-83.34, 115-83.41, 115-95, 115-103, 115-112 AND TABLE IV REGARDING THE USE OF MANUFACTURED HOME-TYPE STRUCTURES AS TEMPORARY BUILDINGS INCIDENTAL TO CONSTRUCTION OPERATIONS OR THE SALE OF LOTS.

Other Business

S-18-85 Spring Arbor Rehoboth BM
Final Site Plan

S-19-31 Lands of Robert & Debora Reed KS
Preliminary Site Plan

Olsen Enterprises (CU 1990) KH
Preliminary Site Plan

2018-03 Fox Haven II Subdivision HW
Preliminary Amenities Plan

Lands of Mark E. Robinson KH
Minor Subdivision off 50' 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 September 5, 2019, at 2:15 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.

####