

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVESON, VICE CHAIRMAN  
DOUGLAS B. HUDSON  
R. KELLER HOPKINS  
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 13, 2018

6:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – July 26, 2018 and August 9, 2018

### 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).

#### **Closure of the Record 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).

#### 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).

#### 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.**



**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.

**Public Hearings**

**2018-12 Sand Hill Road Subdivision - Betty Black**

KS

A standard subdivision to divide 16.67 acres +/- into 8 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 west side of Sand Hill Rd., approximately 1,835 ft. south of Donovan's Rd. Tax Parcel: 235-19.00-33.00. Zoning District. AR-1 (Agricultural Residential District).

**2018-13 Anchors Run – Insight Development Company, LLC**

DH

A cluster subdivision to divide 132.71 acres +/- into 265 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The properties are on the east side of Beaver Dam Rd., approximately 500 ft. south of Hopkins Rd and across from Stockley Rd. Tax Parcels: 234-6.00-19.00 and 20.01. Zoning District. AR-1 (Agricultural Residential District).

Residential District)

**C/U #2143 Tri Gas & Oil Co. Inc.**

KH

**An Ordinance to Grant a Conditional Use of land in a C-1 General Commercial District for a petroleum fuel storage and office facility to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 1.9475 Acres, more or less.** The property is lying on the east side of DuPont Blvd. (Rt. 113), approximately 766 ft. south of Wilson Hill Rd. 911 Address: 20205 DuPont Blvd., Georgetown. Tax Parcels: 135-14.00-66.10 and 135-14.00-66.07 (portion of).

**C/U # 2152 Charles Auman**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an amendment to a condition of approval of Conditional Use no. 1771 (Ordinance 2056) and Conditional Use no. 2020 (Ordinance 2410) to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 8.93 acres, more or less.** The property is located on the west side of Marshall St. Ext. and south of Swain's Private Rd. approximately 570 ft. west of Marshall St. Ext. 911 Address: 7158 Marshall St., Lincoln. Tax Parcels: 330-11.17-20.00 & 330-15.05-6.00.

**C/Z #1857 Elisabeth Ann Burkhardt**

KS

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.3673 acre, more or less.** The property is lying on the on the southwest corner of Savannah Rd. and Woodland Rd. 911 Address: 1500 Savannah Rd., Lewes. Tax Parcel: 335-8.18-28.00.

**Ord. # 18-11 – Permitted Densities**

**An Ordinance to amend Chapter 115, Article III, Article IV and Article XXV of the Sussex County Code in relation to the calculation of permitted density.**

**Other Business**

**Peninsula on Indian River Bay a.k.a “Sailside” Phase 1C**

DH

Final Site Plan

**Saddle Ridge Amenities (S-18-52)**

KS

Final Site Plan

**Angola Beach and Estates**

DH

Revised Final Site Plan

**The Jefferson School**

HW

Revised Preliminary Site Plan

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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 September 5, 2018, at 5:28 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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