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Sussex County Planning & Zoning Commission

AGENDA

September 26, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – August 8, 2019 and August 22, 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 2188 Donovan’s Painting and Drywall, LLC c/o Jose Sandoval

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a contractor’s office and storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.69 acre, more or less. The property is lying on the south side of Lewes Georgetown Hwy. (Rt. 9), approximately 187 ft. west of Church St. 911 Address: 32454 Lewes Georgetown Hwy., Lewes. Tax Parcels: 334-5.00-205.01 and 208.00.

C/U 2190 Steven and Helene Falcone

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.26 acre, more or less. The property is lying on the northwest corner of Beaver Dam Rd. and Church St. 911 Address: 17662 Beaver Dam Rd., Lewes. Tax Parcels: 334-5.00-212.00 and 213.00.

C/U 2192 Thomas and Judy Munce (Napolean Hernandez)

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1979 to allow for nightclub type activities and an electronic message center sign to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.033 acres, more or less. The property is lying on the east side of DuPont Blvd. (Rt. 113), approximately 0.51 mile north of Beach Hwy. (Rt. 16). 911 Address: 12327 DuPont Blvd. (Rt. 113), Ellendale. Tax Parcel: 230-26.00-35.01.

Ord. 19-9 Administrative Approval of Manufactured Home Type Structures

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV AND XXVII BY AMENDING SECTIONS 115-20, 115-23, 115-29, 115-32, 115-40 115-48, 115-53, 115-56, 115-64, 115-69, 115-72, 115-75.2, 115-75.4, 115-75.9, 115-75.11, 115-80, 115-83.6, 115-83.11, 115-83.13, 115-83.18, 115-83.20, 115-83.26, 115-83.28, 115-83.33, 115-83.35, 115-83.40, 115-83.42, 115-88, 115-94, 115-97, 115-105, 115-114, 115-210 AND TABLE IV TO ESTABLISH ADMINISTRATIVE APPROVAL PROCESSES FOR THE USE OF A MANUFACTURED HOME-TYPE STRUCTURE FOR A BUSINESS, COMMERCIAL OR INDUSTRIAL USE, FOR GARAGE/STUDIO APARTMENTS AND MANUFACTURED HOME-TYPE STRUCTURES IN AN EMERGENCY OR HARDSHIP SITUATION.

Other Business

Planned Poultry Renovations

HW

Revised Site Plan

Olsen Enterprises (CU 1990) KH
Preliminary Site Plan

Lands of Mark E. Robinson KH
Minor Subdivision off 50' Easement

Lands of Albert J. Bierman KH
Minor Subdivision off 50' Easement

Americana Bayside MR-RPC – Point Amenity BM
Request for Clarification of Conditions of Approval

Americana Bayside MR-RPC – Point Amenity BM
Revised Amenities Site Plan

Americana Bayside MR-RPC – Lot 90 BM
Revised Site 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 September 19, 2019, at 4:30 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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