

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, 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 27, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 23, 2018

Old Business

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)

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.

Public Hearings

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.

Public hearing was left open at the September 13, 2018 meeting.

2018-14 Dennis L. & Sharon K. Shockley

RW

A standard subdivision to divide 57.7 acres +/- into 1 single family lot to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County. The property is lying on the west side of Edgewood Ave., approximately 862 ft. southwest side of Taylor Mill Rd., approximately 611 ft. east of Discount Land Rd. The proposed parcel will be off of Edgewood Ave. Tax Parcel: 232-6.00-63.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

C/U #2141 Miller's Tree & Outdoor Services (David Miller)

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a tree cutting business to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 0.81 acre, more or less. The property is lying on the north side of Whitesville Road, approximately 0.3 mile southeast of Russell Road. 911 Address: N/A. Tax Parcel: 532-16.00-14.01 (portion of).

C/U #2142 RH Orr, LLC, C/O Ribera Development, LLC

HW

An Ordinance to grant a Conditional Use of land in a GR General Residential district for multi-family units (135 townhouses) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 47.7177 acres, more or less. The property is located on the east side of Central Avenue., approximately 0.22 miles north of Old Church Cemetery Rd. 911 Address: 34365 Central Ave., Frankford. Tax Parcel: 134-16.00-39.00.

C/U #2144 William Caldwell

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a tree company operation to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.5851 acres, more or less. The property is located on the south side of Greely Avenue, approximately 376 ft. and 461 ft. east of N. Old State Road. 911 Address: 18576 Greely Avenue, Lincoln. Tax Parcels: 230-5.20-55.00 and 56.00.

C/Z #1856 Melissa and Nate Walker

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential district to a C-2 Medium Commercial district for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.08 acres, more or less. The property is lying on the on the east side of John J. Williams Hwy. (Rt. 24), approximately 0.38 mile south of Hollymount Road. 911 Address: 22935 John J. Williams Hwy., Millsboro. Tax Parcel: 234-17.00-35.00.

Other Business

<u>Vineyards at Nassau Valley Phase 3</u> Final Site Plan	KS
<u>Americana Bayside (RPC) – Lot 5</u> Final Site Plan	DH
<u>Americana Bayside (RPC)</u> Revised Master Plan	DH
<u>Americana Bayside (RPC) Village C – Phase 2</u> Revised Preliminary Site Plan	DH
<u>Lighthouse Beach RV Resort</u> Preliminary Amenities Plan	DH
<u>The Grove (CU #2028)</u> Revised Preliminary Site Plan	HW
<u>Liberty East and Liberty West (F.K.A Welsh Run) (2005-74)</u> Revised Preliminary Subdivision Plan	KS
<u>Liberty East and Liberty West (F.K.A Welsh Run) (2005-74)</u> Preliminary Amenities Plan	KS
<u>Hawthorne (2005-73) (formerly known as Paradise Lakes)</u> Request to Amend Condition of Approval.	KH
<u>Dawn M. Conley</u> Minor subdivision off a 50' easement.	KH

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 20, 2018, at 4:15 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.

####