



Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Christin Scott, Planner I; Nicholas Torrance, Planner I; and Chase Phillips; Planner I

CC: Vince Robertson, Assistant County Attorney

Date: April 15th, 2021

RE: Other Business for the April 22nd, 2021 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the April 22, 2021 Planning Commission meeting.

(2020-02) Lands of Steve Axe Sr.

KH

Final Subdivision Plan

This is a Final Subdivision Plan to create two (2) single family lots off an existing 10-foot ingress/egress driveway and easement. The property is located on the northern side of Bunting Road (S.C.R. 322). As required by the Commission during the meeting of September 10, 2020, the proposed lots will be subject to a Shared Use – Maintenance Agreement. The plan complies with Chapters 99 and 115 of the Sussex County Code. Tax Parcel: 133-6.00-56.11. Zoning District: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

Milo's Haven (F.K.A. Lakelynns) (C/Z 1881)

BM

Final Site Plan

This Final Site Plan proposes a Residential Planned Community to consist of 41 single family lots and 138 townhomes. The property is located on the north and northeastern sides of Lizzard Hill Road (S.C.R. 367A) and Peppers Corner Road (S.C.R. 365). This plan received preliminary approval from the Planning and Zoning Commission on August 22, 2019. Further to this approval, the plan has received all agency approvals and minor updates have been made. The plan complies with Chapters 99 and 115 of the Sussex County Code and all conditions that have been established by the Commission. Tax Parcels: 134-18.00-38.00 & 134-19.00-13.03. Zoning District: GR-RPC (General Residential – Residential Planned Community). Staff are in receipt of all agency approvals.

(2018-18) Cannon Property Subdivision

HW

Revised Preliminary Subdivision Plan

This is a Revised Preliminary Subdivision Plan for a major cluster subdivision to consist of seventy (70) single-family lots with access off of Lighthouse Road (Route 54) and associated site improvements to include a dock, kayak launch, pool and pool house. The Planning and Zoning Commission approved the Preliminary Subdivision Plan for the development at their meeting of Thursday, November 29, 2018. The plans were updated in order to comply with the amended Conditions of Approval for previous Conditions A, D, H and M, which were approved by the Commission at their meeting of Thursday, December 10, 2018. The applicant is now seeking approval for the Revised Preliminary Subdivision Plan to meet all of the conditions of those approvals. Tax Parcels: 533-20.19,97.00, 533-20.00-20.00 & 21.00. Zoning District: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.



Americana Bayside MR-RPC Village A

BM

Preliminary Amenities Plan

This is a Preliminary Amenities Plan for a 1,160 square foot proposed pool and pool house amenity and 767 square foot pavilion to be constructed within the existing Americana Bayside Village “A” Residential Planned Community (RPC) with access off of Creekside Crossing. An additional Landscape Plan has also been provided to show the location and nature of all proposed tree and shrub plantings for the amenities. The proposed Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 533-19.00-36.00. Zoning District: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

(2020-11) Cardinal Grove Subdivision

KS

Request to Amend Conditions of Approval

This is a request to amend the Conditions of Approval for the previously approved Cardinal Grove Subdivision. Specifically, the request is to strike Condition “C” of which a Correction of Notice was issued by the Department of Natural Resources and Environmental Control (DNREC) on March 10, 2021 and a corresponding response letter was drafted by Mr. Edward M. Lunay, Professional Wetland Scientist and Corp of Engineer’s Wetland Delineator of Environmental Resources, Inc. Mr. Lunay’s letter confirms that 1.) Condition C is written in error, 2.) that Hammonston Sandy Loam soil (HnA) is not a hydric soil, and 3.) None of the three proposed stormwater facilities at Cardinal Grove as currently proposed occupy hydric soils or poorly drained soil types of any sort as determined by the USDA Soil Survey, its official hydric soil list, its soil descriptions or ERI’s site investigations. Both the Correction of Notice and the response letter have been included in the Paperless Packet for this evening’s meeting. Tax Parcel: 234-2.00-1.10. Zoning District: AR-1 (Agricultural Residential Zoning District).

Lands of Ennis

HW

Minor Subdivision off a 25-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 26.06-acre +/- parcel of land for the creation of two (2) lots plus residual lands with Parcel 1 having access off a proposed 25-ft ingress/egress access easement. Parcel 1 will consist of 0.75-acre +/-, Parcel 2 will consist of 5.00-acres +/- and the remaining lands consisting of 20.31 acres +/- . The parcel is located on the east side of Pyle Center Road (S.C.R 382). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 533-5.00-69.00. Zoning District: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.