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Sussex County

Planning & Zoning Commission

AGENDA

February 23 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 9, 2017

Old Business

C/U #2065 Keith Properties, Inc.

DH

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) and a B-1 (Neighborhood Business District) for a craft distillery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.22 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54) and Fenwick Shoals Blvd. 911 Address: 38016 Fenwick Shoals Blvd., Selbyville. Tax Map I.D. 533-19.00-753.00

C/Z #1812 Oxford Chase Development Corp. – c/o Howard Crossan

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County containing 2.98 acres, more or less. The property is located at the southeast corner of Lewes-Georgetown Hwy. (Rt. 9) and Fisher Rd. (Rd. 262). 911 Address: None Available. Tax Map I.D. 235-30.00-50.00 (Part of)

C/Z #1813 Delaware Animal Products, LLC

RW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a LI-1 (Limited Industrial District) to a LI-2 (Light Industrial District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 13.604 acres, more or less. The property is located on the south side of Redden Rd. (Rt. 40), approximately 1,192 ft. east of Sussex Hwy. (U.S. Rt. 13). 911 Address: 9174 Redden Rd., Bridgeville. Tax Map I.D. 131-11.00-6.00

Public Hearings



C/U #2067 Stockley Materials, LLC KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a commercial landscaping material sales and storage facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.65 acres, more or less. The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.3 miles southwest of Coastal Hwy (Rt. 1). 911 Address: 32402 Lewes-Georgetown Hwy., Lewes. Tax Map I.D. 334-5.00-192.00

C/Z #1814 Stockley Tavern LLC MR

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County containing 1.005 acres, more or less. The property is located on the southwest side of DuPont Blvd. (U.S. Rt. 113) approximately 0.3 mile south of Governor Stockley Rd. (Rd. 432). 911 Address: 26072 DuPont Blvd., Georgetown. Tax Map I.D. 133-6.00-41.00

C/U #2068 Charles J. Short KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an auto repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 24.9784 acres, more or less. The property is located on the side southeast of Cordrey Rd. (Rd. 308) approximately 0.72 miles southwest of Mount Joy Rd. (Rd. 297). 911 Address: 30226 Cordrey Rd., Millsboro. Tax Map I.D. 234-28.00-146.00

C/U #2073 Delmarva Power and Light Company KH

An Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for an expansion to an existing electrical substation to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.493 acres, more or less. The property is located on the west side of Coastal Hwy. (Rt. 1) approximately 320 ft. south of Dartmouth Dr. 911 Address: 18200 Coastal Hwy., Lewes. Tax Map I.D. 334-6.00-497.00 & 496.00

Other Business

East Coast Cleaning Service/Julie Norwood-Beauty Salon (CU 1981 and CU 2059) KH
Preliminary Site Plan

Shelby Trucking and Construction Co. DH
Preliminary Site Plan

Ingram's Point MR
Request to Amend Condition of Approval

Michael Abram & Amanda Cleary KH
Minor Subdivision with 50 ft. easement

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive 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 February 16, 2017 at 5:15 pm, 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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