

ROBERT C. WHEATLEY, CHAIRMAN
MARTIN L. ROSS, VICE CHAIRMAN
DOUGLAS B. HUDSON
R. KELLER HOPKINS
KIM HOEY STEVENSON



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

April 6, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 23, 2017 and March 13, 2017

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Old Business

C/Z #1818 Ocean Highway, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from AR-1 (Agricultural Residential District to CR-1 (Commercial Residential) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 1.18 acres, more or less. The property is located at the west side of Coastal Highway (Route 1) and the north side of Dartmouth Dr. 911 Address: 34130 Citizens Drive, Lewes. Tax Map I.D. 334-6.00-497.08 (part of).

C/U #2071 Blessing Greenhouses and Compost

KS

An Ordinance to grant a Conditional Use of Land in a AR-1 (Agricultural Residential District) for composting, mixing, blending, bagging poultry by-products, compost, potting soil products, for trucking and wholesale distribution to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 31.95 acres, more or less. The property is located near the northwest corner of Draper Road and Thirteen Curves on the west side of Draper Rd. 911 Address: 9372 Draper Rd., Milford. Tax Map I.D. 230-15.00-34.00 and 230-15.00-35.00 (part).

Public Hearings

C/U #2074 Quail Valley 1525, LLC

KS

An Ordinance to grant a Conditional Use of Land in a AR-1 (Agricultural Residential District) for a commercial use as a therapy and fitness center to be located on a certain parcel of land lying and being in Lewes and Rehoboth



Hundred, Sussex County, containing 6.113 acres, more or less. The property is located on the north side of Savannah Rd., approximately 2,150 ft. west of Dove Dr. 911 Address: 1523 Savannah Rd., Lewes. Tax Map I.D. 335-12.06-1.00.

C/U #2075 Burton's Pond, LLC (Burton's Pond Section II) KH
An Ordinance to grant a Conditional Use of Land in a MR (Medium Density Residential District) for a multi-family (100 townhouse units) to be located on a certain parcel of land lying and being in Indian River, Sussex County, containing 30.95 acres, more or less. The property is located at the southwest corner of John J. Williams Hwy. (Rt. 24) and Sloan Rd. (Rd. 49). 911 Address: None Available. Tax Map I.D. 234-17.00-29.00 (portion of).

Other Business

Coastal Station KH
Final Site Plan

Tru by Hilton KS
Preliminary Site Plan

The Estuary (2005-64) DH
Revised Master Plan

The Estuary (2005-64) DH
Revised Preliminary Subdivision Plan

Givens Farm, LLC RW
Agricultural Preservation District

Lands of Park Ridge, LLC MR
Minor subdivision with 50 ft. easement

Lands of Betty Black KS
Minor Subdivision with 50 ft. easement

Lands of Greer MR
Minor Subdivision with 50 ft. easement

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 March 30, 2017, at 9:32 a.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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