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Sussex County Planning & Zoning Commission

Revised AGENDA

May 11, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 6, 2017 (revised) and April 20, 2017

Old Business

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).

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).

2017-1 Baylis Estates Phase 2 – Intrinsic Financial, LLC KH

A Major Subdivision for the creation of a cluster subdivision. The cluster subdivision is for the creation of 37 additional single family lots with private roads and open space. The



property is located on the northeast side of Mt. Joy Rd. (Rt. 297), approximately 1,243 ft. north of John J. Williams Hwy. (Rt. 24) Millsboro. Tax ID: 234-29.00-42.00. Zoning: AR-1 (Agricultural Residential District).

Announcement of receipt of MOU

2017-2 Woodfield Preserves Expansion – Thompson Schell, LLC KS

A Major Subdivision for the creation of a cluster subdivision. The cluster subdivision is for the creation of 36 single family lots with private roads and open space. The property is located on the south side of Broadkill Rd. (Rt. 16), approximately 2,184 ft. east of Coastal Hwy. (Rt. 1) Milton. Tax ID: 235-8.00-87.00. Zoning: AR-1 (Agricultural Residential District).

C/U #2072 KMH Ventures DE, LLC KH

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for multi-family dwelling structures (20 units) located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.1 acres, more or less. The property is located on the north side of Munchy Branch Rd, approximately 1,064 ft. southwest of Field Ln. 911 Address: 18834 Munchy Branch Rd., Rehoboth Beach. Tax Map I.D. 334-13.00-27.00

Public Hearings

C/U #2076 Joseph Mark Zdurienick DH

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for an event venue to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 62.157 acres, more or less. The property is located on the north side of Johnson Rd in the Smokey Hollow development. 911 Address: None Available. Tax Map I.D. 533-18.00-20.01 through 20.10

2017-3 River Rock Glen – Key Properties Group, LLC KS

This is a cluster subdivision. The cluster subdivision is for the creation of 26 single family lots with private roads and open space. The property is located on the south side of Hudson Rd. across the street from River Rock Run approximately 1,500 ft. northeast of Sweetbriar. Tax Parcel: 235-22.00-19.00. Zoning: AR-1 (Agricultural Residential District).

2017-4 Bryden C. Joseph – Howaida M. El Baf & Fadi El Mir MR

This is a major subdivision. The major subdivision is for the creation of 1 single family lot with an access off a 50ft. easement. The property is located approximately 1,420 ft. south of (Wooten Rd.) Rt. 72 and west of Hitch Pond Rd. (Rt. 463). Tax Parcel: 332-5.00-4.12. Zoning: AR-1 (Agricultural Residential District).

Other Business

Terry Sockriter Moore (2016-18) DH

Final Subdivision Plan

AutoZone Store #6778 MR

Final Site Plan

<u>Middle Creek Preserve (2016-1)</u> Revised Preliminary Subdivision	KH
<u>Salt Pond Plaza (MR-RPC)</u> Revised Site Plan	DH
<u>Swann Cove West (MR-RPC)</u> Revised Amenities Plan	DH
<u>Prettyman-Bonham (S-17-29)</u> Preliminary Site Plan	MR
<u>Peninsula Lakes (MR/RPC)</u> Preliminary Amenities Site Plan	KH
<u>Delaware Electric Cooperative (CU 2007 & S-17-23)</u> Preliminary Site Plan	MR
<u>Rudy South (S-17-20)</u> Preliminary Site Plan	MR
<u>Andrea Hall (S-17-21)</u> Preliminary Site Plan	DH
<u>The Estuary (MR-RPC)</u> Revised Preliminary Subdivision Plan Phases 2-4	DH
<u>Walter Davis District (AP-17-02)</u> Agriculture Preservation District	KS
<u>Lands of Jack and Judy Williams</u> Minor Subdivision off 50' Easement	MR

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 May 4, 2017, at 3:52 p.m., and at least seven (7) days in advance of the meeting. Revised May, 4, 2017

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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