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Sussex County Planning & Zoning Commission

AGENDA

June 22, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - None

Old Business

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).

Public Hearings

C/U #2083 Richard H. Bell III

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office, storage building, storage yard and crushing of concrete for a contracting business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.97 acres, more or less. The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9), approximately 1,731 ft. west of Park Ave. 911 Address: 22592 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-79.03

C/U #2084 Term 2, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a recycle center and weight scale operation to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 30.89 acres, more or less. The property is located on the north side of Lowes Rd., approximately 63 ft. southwest of Betts Rd. 911 Address: 20139 Lowes Rd., Millsboro. Tax Map I.D. 333-14.00-23.00

C/Z #1819 MTC Properties, LLC

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 Northwest Fork Hundred, Sussex County containing 13.063 acres, more or less. The property is located on the east side of Sussex Hwy. (Rt. 13), approximately 1,226 ft. south of Adams Rd. 911 Address: 14485 Sussex Hwy., Bridgeville. Tax Map I.D. 530-14.00-24.00 (portion of)

C/Z #1823 WMF Watercraft & Marine, Inc.

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 Indian River Hundred, Sussex County containing 4.4890 acres, more or less. The property is located on the south side of John J. Williams Hwy. (Rt. 24) and east side of Layton Davis Rd., approximately 208 ft. east of said intersection. 911 Address: 27037 John J. Williams Hwy., Millsboro. Tax Map I.D. 234-29.00-64.00, 64.01. and 65.00

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES I, X, XIA, XX, XXI, XXIII, XXV AND XXVII BY AMENDING SECTIONS 115-4, 115-5, 115-75, 115-83.10, 115-156, 115-195.4, 115-159.5, 115-161.1, 115-170.1, 115-180, 115-194.1, AND 115-218, AND BY CREATING NEW ARTICLES XA, XB, XIB, XIC, XID, XIE, AND XIF AND ADDING NEW SECTIONS 115-75.1 THROUGH 115-75.13 AND 115-83.11 THROUGH 115-83.46 TO CREATE A NEW "B-2 BUSINESS COMMUNITY" DISTRICT; "B-3 BUSINESS RESEARCH" DISTRICT; "C-2 MEDIUM COMMERCIAL" DISTRICT; "C-3 HEAVY COMMERCIAL" DISTRICT; "C-4, PLANNED COMMERCIAL" DISTRICT; "C-5, SERVICE/LIMITED MANUFACTURING" DISTRICT, AND "I-1, INSTITUTIONAL" DISTRICT; AND TO CLOSE THE CR-1 AND B-1 DISTRICTS.

Other Business

Waters Run (2005-60)

Amend Condition of Approval

Waters Run (2005-60)

Revised Preliminary Amenities Site Plan

Besche Properties-Apartment Complex

Preliminary Site Plan (S-17-31)

Lands of Robert Bower

Minor Subdivision off 50' 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 June 15, 2017, at 4:14 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.

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