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# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

October 12, 2017

6:00 P.M.

#### Call to Order

#### Approval of Agenda

Approval of Minutes – September 14, 2017 and September 28, 2017

#### Additional Business

Discussion regarding Comprehensive Plan  
Opportunity for public comment regarding Comprehensive Plan

#### Old Business

##### C/U #2100 Catherine Schultz

DH

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a retail flower shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.35 acres, more or less.** The property is located on the southwest side of Camp Barnes Road, approximately 425 feet west of Millers Neck Road. 911 Address: 36570 Camp Barnes Road, Frankford. Tax Map I.D. 134-19.00-117.01.

##### C/U #2101 1<sup>st</sup> State Paving

DH

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for storage of construction equipment and vehicles to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 6.61 acres more or less.** The property is located on the east side of Iron Branch Road (Road 331), approximately 2,500 feet northeast of Main Street in Dagsboro. 911 Address: 31005 Iron Branch Road, Dagsboro. Tax Map I.D. 233-11.00-17.00 (portion of)

##### C/U #2102 Arturo Granados-Gonzalez

RW

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a concrete form business and equipment storage to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 0.6889 acre, more or less.** The property is located on the north side of Vines Creek Road, approximately 190 feet west of Townsend Road. 911 Address: 30639 Vines Creek Road, Dagsboro. Tax Map I.D. 233-12.00-17.02.



**2017-10 Compass Point – Samuel L. Brenner, Trustee & John David Vincent** KH  
This is a Cluster Subdivision for the creation of 277 single family lots with private roads and open space. The property is located east side of Hudson Rd. (Rd.258) on approximately 135.54 acres south of Sweetbriar Rd (Rd. 261) Tax Parcel: 235-27.00-18.01 Zoning: AR-1 (Agricultural Residential District).

### **Public Hearings**

**C/U #2103 Southern Delaware Therapeutic and Recreational Horseback Riding, Inc.** KH

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a recreation facility, office, caretaker house, equine-assisted therapy and stables to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 9.38 acres, more or less.** The property is located on the west side of Harbeson Rd., approximately 463 ft. south of Diamond Farm Rd. 911 Address: 17170 Harbeson Rd., Milton. Tax Map I.D. 235-26.00-17.14

**C/Z #1829 Theresa Elizabeth Murray Irrevocable Trust** DH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR (General Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 5.58 acres, more or less.** The property is located on the west side of Cedar Neck Rd., approximately 475 ft. north of Hickman Rd. 911 Address: None Available. Tax Map I.D. 134-9.00-70.00

**C/Z #1827 Fenwick Commons, LLC** DH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 13.33 acres, more or less.** The property is located at the southwest corner of Lighthouse Rd. (Rt. 54) and Sand Cove Rd., and the east side of Sand Cove Rd., approximately 211 ft. south of Lighthouse Rd. (Rt. 54). 911 Address: None Available. Tax Map I.D. 533-19.00-52.00

**C/U #2098 Fenwick Commons, LLC** DH

**An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for a multi-family (62 duplex units) structure to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 13.33 acres, more or less.** The property is located at the southwest corner of Lighthouse Rd. (Rt. 54) and Sand Cove Rd. and the east side of Sand Cove Rd., approximately 211 ft. south of Lighthouse Rd. (Rt. 54). 911 Address: None Available. Tax Map I.D. 533-19.00-52.00

### **Other Business**

**Reddenwood Phase II (2016-12)** RW  
Final Subdivision Plan

<u><b>The Farm at Truitt Homestead Assisted Living Facility (CU 2029)</b></u> Final Site Plan	DH
<u><b>Stockley Materials (CU 2024)</b></u> Revised Site Plan	KH
<u><b>Oyster House Village (CU 1642)</b></u> Preliminary Site Plan	KS
<u><b>The Vineyards at Nassau Valley Phase 3 (S-17-39)</b></u> Preliminary Site Plan	KH
<u><b>Burtons Pond (2016-14)</b></u> Amend Condition of Approval	DH
<u><b>Burtons Pond (2016-14)</b></u> Revised Subdivision Plan	DH
<u><b>Lewes Shores Estates (aka Winsmore Landing) (2017-9)</b></u> Amend Condition of Approval	KS
<u><b>Blessings Greenhouse (CU 2071)</b></u> Amend Conditions of Approval	KS

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 5, 2017, at 2:42p.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.  
Revised: October 5, 2017 (to add Other Business Blessing Greenhouse (CU 2071))

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