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Sussex County Planning & Zoning Commission

AGENDA

October 26, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 12, 2017

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Old Business

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

Public Hearings

C/U #2105 Thomas Engel

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a commercial landscaping business with outdoor parking, storage of vehicles, equipment and other ancillary storage related to the business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 25.156 acres, more or less. The property is located on the northwest side of Doddtown Rd., approximately 1,600 ft. southwest of Harbeson Rd. (Rt.5). 911 Address: 20104 Doddtown Rd., Harbeson. Tax Map I.D. 235-30.00-103.09

C /Z #1830 H. Dale Parsons

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 Georgetown Hundred, Sussex County containing 24.98 acres, more or less. The property is located at the southeast corner of Lewes Georgetown Hwy. (Rt. 9) and Steiner Rd. 911 Address: None Available. Tax Map I.D. 135-16.00-23.00

C /Z #1831 East Gate Farm, Inc.

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County containing 16.669 acres, more or less. The property is located on the South side of Cedar Neck Rd., approximately 900 ft. east of Coastal Hwy. (Rt. 1). 911 Address: None Available. Tax Map I.D. 330-11.00-73.09

C /Z #1833 Eagles Nest Fellowship Church

KS

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 2.13 acres, more or less. The property is located at the northeast corner of Reynolds Rd. and Broadkill Rd. 911 Address: 13275 Reynolds Rd. and 26381 Broadkill Rd., Milton Available. Tax Map I.D. 235-15.00-7.01

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES IV, VI, X, XI, XIA, and XII BY AMENDING SECTIONS §§115-20, 115-22, 115-39, 115-69, 115-71, 115-77, 115-79, 115-83.2, 115-83.5, 115-85 and 115-87 TO AMEND AND CLARIFY CERTAIN SHORT-TERM “SPECIAL EVENTS” AS PERMITTED USES IN THE AR-1, GR, B-1, C-1, CR-1 and M DISTRICTS

Other Business

<u>Americana Bayside – Melson Property (RPC)</u> Final Site Plan	DH
<u>Peninsula Lakes (RPC)</u> Final Amenities Site Plan	KH
<u>Tidewater Landing (2013-2)</u> Preliminary Amenities Site Plan	RW
<u>Midway Hotel</u> Revised Preliminary Site Plan and Request for Parking Waiver	KS
<u>Allen Harim – Hatchery Addition</u> Revised Site Plan	RW
<u>Governor’s (CU 1772)</u> Amend Condition of Approval	KS

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 October 19, 2017, at 4:00 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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