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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

December 21, 2017

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes –

### Old Business

#### C/U #2108 Bella Terra, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a landscape business with outdoor storage and a retail garden center to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 39.004 acres, more or less. The property is located on the west side of Spicer Rd., approximately 370 ft. south of Milton-Ellendale Hwy. 911 Address: 13482 Spicer Rd., Ellendale. Tax Map I.D. 230-27.00-70.00

#### C/U #2109 Quakertown Wellness Center

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a holistic treatment center including massage, acupuncture, and chiropractor to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.55 acre, more or less. The property is located on the southeast side of Savannah Rd., approximately 0.85 mile east of Wescoats Rd. 911 Address: 1204 Savannah Rd., Lewes. Tax Map I.D. 335-8.14-49.00 and 335-8.00-35.00

#### C/Z #1835 HKLS, LLC

KH

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 Lewes and Rehoboth Hundred, Sussex County containing 4.484 acres, more or less. The property is located on the southwest corner of Plantations Rd. and Cedar Grove Rd. 911 Address: Not Available, Lewes. Tax Map I.D. 334-12.00-51.00

#### C/Z #1836 Softball World, LLC

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 8.00 acres, more or less. The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.79 mile east of Sand Hill Rd. 911 Address: 22518



Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-82.00 (portion of)

**C/Z #1837 ABC Woodlands, LLC**

KH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) and a GR (General 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 16.211147 acres, more or less.** The property is located on the southwest corner of Long Neck Rd. and School Ln., and also being on the south side of Long Neck Rd., approximately 1,000 ft. west of School Ln. 911 Address: Not Available. Tax Map I.D. 234-23.00-273.01, 234-23.00-273.02, 234-23.00-273.03

**Public Hearings**

**2017-13 Lovett's Reserve - Jacklyn M. Lovett and Shannon Lovett**

KH

This is a cluster subdivision. The cluster subdivision proposes to subdivide 14.27 acres into thirty-one (31) single family lots with private roads and open space. The property is located on the west side of Camp Arrowhead Rd. (Rd. 279) at Waterview Rd. (Rd. 279A). Zoning: AR-1 (Agricultural Residential District). Tax Map I.D. 234-12.00-18.01

**C/Z #1839 Dale Lomas/Seashore Highway Associates, LLC**

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 Lewes and Rehoboth Hundred, Sussex County containing 4.0 acres, more or less.** The property is located on the north side of Lewes Georgetown Highway (Route 9), approximately 590 ft. east of Josephs Rd. 911 Address: Not Available, Lewes. Tax Map I.D. 334-4.00-37.04

**C/Z #1840 Preston and Brenda Brasure**

DH

**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 Baltimore Hundred, Sussex County containing 2.72 acres, more or less.** The property is located on the west side of Roxana Rd., approximately 709 ft. south of Atlantic Ave. 911 Address: 32026 and 32014 Roxana Rd., Ocean View. Tax Map I.D. 134-11.00-200.00 and 134-11.00-200.01

**C/Z #1841 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut**

DH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighbor Business District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 5.29 acres, more or less.** The property is located at the southeast corner of Bayard Rd. and Double Bridges Rd. 911 Address: Not Available, Millville. Tax Map I.D. 134-19.00-22.00 (portion of)

**C/Z #1842 Carmelita L. Pavlosky and Karl Meek**

RW

**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 Baltimore Hundred, Sussex County containing 2.4968 acres, more or less.** The property is located on the north side of Zion Church Rd., approximately 1,115 ft. northwest of Bayard Rd. 911 Address: 36169 Zion Church Rd., Frankford. Tax Map I.D. 533-11.00-82.03

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; TO CLOSE THE CR-1 AND B-1 DISTRICTS; TO AMEND “115 ATTACHMENT 3, SUSSEX COUNTY TABLE III”; TO CREATE “115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV”.

**Other Business**

<b><u>Ingrams Point (2005-18)</u></b> Revised Subdivision Plan	RW
<b><u>Peach Tree Acres</u></b> Revised Site Plan	KH
<b><u>Love Creek Marina (S-17-43)</u></b> Revised Site Plan	KS
<b><u>Artesian Northern Sussex Regional Wastewater Recharge Facility (S-17-52/CU 1724)</u></b> Revised Site Plan	KS
<b><u>Key Properties/Restaurant Development Rt. 1 (S-17-08)</u></b> Preliminary Site Plan	KH
<b><u>Lighthouse Annex (S-17-40)</u></b> Preliminary Site Plan	DH
<b><u>Sequoia Landscaping (S-17-45)</u></b> Preliminary Site Plan	KH
<b><u>Cellco Partnership DOV Pond (S-17-49)</u></b> Preliminary Site Plan	RW
<b><u>Lands of Fay and Dewitt</u></b> Minor Subdivision off 50 ft. easement	KH

**Lands of Hurley**  
Minor Subdivision off 50 ft. easement

RW

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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 December 14, 2017, at 2:15 p.m., and at least seven (7) days in advance of the meeting.  
Revised December 14, 2017 to add Old Business

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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