

MARTIN L. ROSS, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
DOUGLAS B. HUDSON
R. KELLER HOPKINS
ROBERT C. WHEATLEY



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

February 22, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 25, 2018 and February 8, 2018

Old Business

C/U #2115 Nanticoke Indian Association, Inc.

DH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a modification of Conditional Use No. 1018 to allow for an on-premises electronic message center sign to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.914 acres, more or less. The property is located on the south side of John J. Williams Hwy. (Rt. 24) approximately 39 ft. east of Rosedale Rd. 911 Address: 27073 John J. Williams Hwy., Millsboro. Tax Map I.D. 234-29.00-53.00

C/Z #1844 Broadkill Development, LLC, aka Westridge Shores

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a GR-RPC (General Residential District – Residential Planned Community) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 21.26 acres, more or less. The property is located at the southeast corner of Shady Ln. and Banks Rd. 911 Address: None Available. Tax Map I.D. 234-17.00-165.00

Public Hearings

C/U #2117 Blessing Greenhouse and Compost

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) to amend certain conditions of approval of Conditional Use No. 2071 (Ordinance No. 2514) to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 31.9478 acres, more or less. The property is located at the northwest corner of Draper Road and Thirteen Curves Rd, and also on the west side of Draper Rd. 911 Address: 9372 Draper Rd., Milford. Tax Map I.D. 230-15.00-34.00 and 35.00

Tabled at 2-8-18 meeting

C/U #2116 William and Stacey Smith

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential



District) for professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.641 acres, more or less. The property is located on the northwest corner of Savannah Rd. and Dove Dr. 911 Address: 1501 Savannah Rd., Lewes. Tax Map I.D. 335-8.18-2.00

C/U #2118 John W. Davidson

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a professional office with contractor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.6425 acres, more or less. The property is located on the northeast of Harbeson Rd., approximately 1,932 ft. northwest of Hollyville Rd. 911 Address: Not Available. Tax Map I.D. 234-10.00-70.16

C/Z #1846 CMF Bayside, LLC

DH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 71.379 acres, more or less. The property is lying on both sides of Williamsville Rd. approximately 843 ft. southwest of E. Sand Cove Rd. 911 Address: Not Available. Tax Map I.D. 533-19.00-297.00

Ord. 18-1 Townhouse and Multifamily Dwelling Outside Wall Dimensions

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXV, §115-188 relating to townhouse and multi-family dwelling outside wall dimensions.

Ord. 18-2 Yards and Open Spaces, Administrative Variances

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXV, §115-181 relating to yards and open space generally.

Ord. 18-3 Lapse of Special Exception or Variance

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXVII, §115-213 relating to lapses of Special Exceptions and Variances.

Ord. 18-4 Interconnectivity

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXVIII, §115-220 and §115-221 relating to interconnectivity required for certain uses.

Ord. 18-5 Condition Amendments

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXVIII, §115-222 relating to amendments of prior approvals.

Ord. 18-6 Deck and Patio Setbacks

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXV, §115-183 relating to decks, porches, platforms or steps in side and rear yards.

Ord. 18-7 Yards and Open Spaces, Ramps

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXV, §115-181 relating to yards and open space generally.

Ord. 18-8 Off Street Loading

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXIII, §115-168 relating to modification of off-street loading requirements.

Ord. 18-9 Setbacks for Small Legally Nonconforming Lots

An Ordinance to amend Chapter 115 of the County Code of Sussex County by amending Article XXV, §115-182 and §115-183, and Table 1 relating to front, side and rear yard setbacks in small, legally nonconforming lots.

Other Business

Americana Bayside, Lot 3 (MR-RPC)

Final Site Plan

DH

Dover Windows & Doors

Preliminary Site Plan

KH

DOV Rottwaller Rd. (S-18-2)

Preliminary Site Plan

RW

Quakertown Wellness Center (S-18-08 and CU 2109)

Preliminary Site Plan

KS

Lovett Reserve (2017-13)

Request for Clarification of Condition of Approval

KH

Lands of Watson

Minor Subdivision off 50 ft. easement

KS

Lands of Smawley

Minor Subdivision off 50 ft. easement

KH

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 February 15, 2018, at 1:41 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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