

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 8, 2018

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 21, 2017 and January 11, 2018

Old Business

C/U #2111 Michael Moutzalias

DH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a RV/park model/trailer repair and refurbishment business with outdoor storage and sales to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acre, more or less, of a 32.16-acre parcel of land. The property is located on the south side of Whites Neck Rd., approximately 754 ft. east of Holts Landing Rd. 911 Address: 30190 Whites Neck Rd., Dagsboro. Tax Map I.D. 134-8.00-5.00 (portion of)

C/U #2112 Mitchell Family Limited Partnership

KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a medical office and ancillary medical uses to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.30 acres, more or less. The property is located on the southeast corner of Kings Hwy. and Gills Neck Rd. 911 Address: Not Available. Tax Map I.D. 335-8.00-37.01 and 335-8.00-37.00 (portion of)

C/Z #1843 Shailesh Patel

RW

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 Broad Creek Hundred, Sussex County containing 2.181 acres, more or less. The property is located at the end of Circle Dr., approximately 124 ft. southwest of Concord Rd. and on the southeast side of Chevrolet Ave. (a private rd.). 911 Address: 11342 Circle Rd., Seaford. Tax Map I.D. 132-2.00-325.01 (portion of)

C/Z #1845 LMHT, 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 6.0576 acres, more or less. The property is located on the west side of Plantations Rd. approximately 841 ft. north of John J. Williams Hwy. (Rt. 24). 911 Address: Not Available. Tax Map I.D. 334-12.00-57.01

C/U #2113 CleanBay Renewables, LLC Sussex I RW
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an electrical generation and nutrient recovery facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 16.71 acres, more or less. The property is located at the southwest corner of DuPont Blvd. (Rt. 113) and Breasure Rd. 911 Address: Not Available. Tax Map I.D. 133-6.00-123.00 (portion of)

C/U #2114 Spangler Strategic Advisers, LLC KH
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a solar array farm to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 70.0 acres, more or less. The property is located at the southeast corner of DuPont Blvd. (Rt. 113) and Betts Ln. 911 Address: Not Available. Tax Map I.D. 133-6.00-123.00 (portion of)

Public Hearings

2017-18 Edward D. and Lauren R. Ghabour RW
This is a standard subdivision. The standard subdivision proposes to subdivide 17.6580 acres into four (4) single family lots. The property is located on the west side of Gravel Hill Rd. (Rt. 30) and approximately 1,975 ft. east of Springfield Rd. (Rd. 47). Zoning: AR-1 (Agricultural Residential District). 911 Address: None Available, Georgetown. Tax Map I.D. 234-8.00-49.00

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

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

Other Business

<u>Oceanside Vista (MR-RPC)</u> Final Site Plan	DH
<u>Days Inn (S-17-16)</u> Final Site Plan	KH
<u>Artesian Island Farms Regional Water and Wastewater Facility Phase 2</u> Preliminary Site Plan	KH
<u>Vines at Sandhill (2006-73)</u> Preliminary Site Plan	DH
<u>Executive Lawns (S-18-30 and CU 2093)</u> Preliminary Site Plan	KS
<u>Fenwick Floaters</u> Request to Amend Condition of Approval	DH
<u>Lands of Short</u> Minor Subdivision off 50 ft. easement	KS
<u>Lands of Tom Collins</u> Minor Subdivision off 50 ft. easement	RW
<u>Lands of Dennis & Dennis Inc.</u> Minor Subdivision off 50 ft. easement	RW

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 1, 2018, at 1:55 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.

####