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



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

# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

March 23 2017

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – March 9, 2017

#### Old Business

##### C/U #2069 Rudolph Joseph Johnson

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a workout studio to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 21,962 square feet, more or less.** The property is located on the north side of Clay Rd. (Rd. 269) approximately 600 ft. east of Shady Rd. (Rd. 276). 911 Address: 34001 Clay Rd., Lewes. Tax Map I.D. 335-12.06-58.00

##### C/Z #1815 Two Farms, Inc.

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 2.8573 acres, more or less.** The property is located on the southeasterly corner of the intersection of Gravel Hill Rd. (Rt. 30) and Lewes Georgetown Hwy. (U.S. Rt. 9). 911 Address: 24616 Lewes Georgetown, Hwy., Georgetown. Tax Map I.D. 135-11.00-78.00

##### C/Z #1817 Liborio Ellendale, LLC

DH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR (Medium Density Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County containing 141.086 acres, more or less.** The property is located on the west side of Old State Rd. (Rd. 213) and Southeast of Sharons Rd. (Rd. 641 and also approximately 118 ft. south of Wild Cherry St. (a subdivision St.) Lincoln. 911 Address: None Available. Tax Map I.D. 230-26.00-115.00, 115.04, 122.00 and 230-31.00-33.00, and 230-31.00-33.00, 33.01



**Public Hearings**

**C/Z #1816 Bruce Fisher** 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 Northwest Fork Hundred, Sussex County containing 0.71 acres, more or less.** The property is located at the southeast corner of Sussex Highway (U.S. Route 13) and Camp Rd. (Road 532). 911 Address: 20446 Camp Road, Bridgeville. Tax Map I.D. 131-19.00-10.01

**C/Z #1818 Ocean Highway, LLC** KH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from AR-1 (Agricultural Residential District) to CR-1 (Commercial Residential) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 1.18 acres, more or less.** The property is located at the west side of Coastal Highway (Route 1) and the north side of Dartmouth Dr. 911 Address: 34130 Citizens Drive, Lewes. Tax Map I.D. 334-6.00-497.08 (part of).

**C/U #2071 Blessing Greenhouses and Compost** KS

**An Ordinance to grant a Conditional Use of Land in a AR-1 (Agricultural Residential District) for composting, mixing, blending, bagging poultry by-products, compost, potting soil products, for trucking and wholesale distribution to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 31.95 acres, more or less.** The property is located near the northwest corner of Draper Road and Thirteen Curves on the west side of Draper Rd. 911 Address: 9372 Draper Rd., Milford. Tax Map I.D. 230-15.00-34.00 and 230-15.00-35.00 (part).

**Other Business**

**Governors (CU 1772)** KH

Revised Preliminary Site Plan

**Coastal Club – Land Bay 2** DH

Final Site Plan

**Cellco Partnership - Reddens Sandhill** KS

Preliminary Site Plan

**Lighthipe (CZ 1768)** DH

Request to Amend Condition of Approval

**Lighthipe(CZ 1768)** DH

Preliminary Site Plan

**Osprey Point (CZ 1759)** MR

Preliminary Site Plan

**Summercrest** KH  
Amend Condition of Approval

**Kenneth & Katlin Daisey** MR  
Minor Subdivision with 50 ft. easement

**Barbara Hammond** KS  
Minor Subdivision with 50 ft. easement

**Additional Business**

Discussion regarding Comprehensive Plan  
Opportunity for public comment regarding Comprehensive Plan

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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 March 16, 2017, at 12:37 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.

Revised: March 16, 2017(to remove Other Business Americana Bayside – Golf Clubhouse)

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