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Sussex County

Planning & Zoning Commission

REVISED AGENDA

March 9 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 9, 2017 and February 23, 2017

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Old Business

C/Z #1814 Stockley Tavern LLC

MR

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 Dagsboro Hundred, Sussex County containing 1.005 acres, more or less. The property is located on the southwest side of DuPont Blvd. (U.S. Rt. 113) approximately 0.3 mile south of Governor Stockley Rd. (Rd. 432). 911 Address: 26072 DuPont Blvd., Georgetown. Tax Map I.D. 133-6.00-41.00

C/U #2068 Charles J. Short

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an auto repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 24.9784 acres, more or less. The property is located on the side southeast of Cordrey Rd. (Rd. 308) approximately 0.72 miles southwest of Mount Joy Rd. (Rd. 297). 911 Address: 30226 Cordrey Rd., Millsboro. Tax Map I.D. 234-28.00-146.00

Public Hearings

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

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115 (“ZONING”), ARTICLE II (“ESTABLISHMENT OF DISTRICTS; MAPS”) AND TO REPLACE THE OFFICIAL ZONING MAP OF SUSSEX COUNTY WITH AN IDENTICAL OFFICIAL ZONING MAP IN GIS-BASED FORMAT.

Other Business

Bay Forest Club – Community Center #2 MR
Final Site Plan

Days Inn on Parsonage Rd. MR
Preliminary Site Plan

Hale Trailer Brake and Wheel on Sussex Hwy. MR
Preliminary Site Plan

Cellco Partnership on Dairy Farm Rd. KH
Preliminary Site Plan

C. Eric and Christina Patchett MR
Minor Subdivision with 50 ft. easement

Summercrest KH
Request to Amend Condition of Approval

The Woodlands 2005-49 DH
Request to Amend Condition of Approval

The Woodlands – Amenities Plan 2005-49 DH
Preliminary Site Plan

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 March 2, 2017, at 1:49 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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