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Sussex County

Planning & Zoning Commission

REVISED AGENDA

June 8, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - May 11, 2017 and May 18, 2017

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Old Business

C/U #2076 Joseph Mark Zdurienick

DH

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for an event venue to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 62.157 acres, more or less. The property is located on the north side of Johnson Rd in the Smokey Hollow development. 911 Address: None Available. Tax Map I.D. 533-18.00-20.01 through 20.10

~~2017-3 River Rock Glen – Key Properties Group, LLC~~ KS

~~This is a cluster subdivision. The cluster subdivision is for the creation of 26 single family lots with private roads and open space. The property is located on the south side of Hudson Rd. across the street from River Rock Run approximately 1,500 ft. northeast of Sweetbriar. Tax Parcel: 235-22.00-19.00. Zoning: AR-1 (Agricultural Residential District).~~

C/U #2077 Joy Marshall Ortiz

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a campground to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.199 acres, more or less. The property is located on the north side of Cordrey Rd., approximately 800 ft. west of Streets Rd. 911 Address: None Available, Millsboro. Tax Map I.D. 234-28.00-56.04



C/U #2078 Sunlight Ventures, Ltd. DH
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a professional office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.974 acres, more or less. The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 791 ft. west of Arabian Acres Rd. 911 Address: 29003 Lewes-Georgetown Hwy., Lewes. Tax Map I.D. 334-4.00-84.00

Public Hearings

C/U #2079 Clean Bay Renewables, LLC, Sussex II KH
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 Georgetown Hundred, Sussex County, containing 23.12 acres, more or less. The property is located on the east side of Sand Hill Rd. and north side of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 22349 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-55.01

C/U #2080 Clean Bay Renewables, LLC, Sussex I KH
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 Georgetown Hundred, Sussex County, containing 29.38 acres, more or less. The property is located on the east side of Sand Hill Rd. and the north side of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 22349 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-55.01

C/U #2081 Rafael Arias KS
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a used car sales and computer repair and sales to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.75 acres, more or less. The property is located on the north side of Shawnee Rd. (Rt. 36), 1,641 ft. east of Abbots Pond Rd. 911 Address: 7194 Shawnee Rd., Milford. Tax Map I.D. 130-3.00-65.04

C/Z #1821 Nechay Ventures 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 Little Creek Hundred, Sussex County containing 64.50 acres, more or less. The property is located on the south side of Whitesville Rd. approximately 529 ft. east of Sussex Hwy. (Rt. 13) and on the east of Sussex Hwy. (Rt. 13) approximately 1,002 ft. south of Whitesville Rd. 911 Address: None Available, Delmar. Tax Map I.D. 532-6.00-86.00 & 87.00

Other Business

The Metal Shop MR
Revised Preliminary Site Plan

<u>Dollar General (S-17-28)</u> Preliminary Site Plan	KH
<u>Farm at Truitt Homestead Assisted Living Facility (S-17-30)</u> Preliminary Site Plan	KS
<u>Coopers QI Warehouse (S-17-32)</u> Preliminary Site Plan	DH
<u>King Farm (2010-7)</u> Amend Condition of Approval	MR
<u>Lands of Robert C. Bower</u> <u>Minor Subdivision off 50' Easement</u>	KS
<u>Lands of Sara and Morris Justice</u> Minor Subdivision off 50' Easement	DH
<u>Lands of Rodney W. Smith</u> Minor Subdivision off 50' Easement	KS

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 June 1, 2017, at 9:15 a.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: June 1, 2017 (to remove Lands of Robert C. Bower and add Lands of Rodney W. Smith and 2017-3)

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