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Sussex County Planning & Zoning Commission

AGENDA

July 13, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 8, 2017

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Reorganization

Old Business

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 #2083 Richard H. Bell III

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office, storage building, storage yard and crushing of concrete for a contracting business to be located on a certain parcel of land lying



and being in Georgetown Hundred, Sussex County, containing 5.97 acres, more or less. The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9), approximately 1,731 ft. west of Park Ave. 911 Address: 22592 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-79.03

C/U #2084 Term 2, LLC

MR

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a recycle center and weight scale operation to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 30.89 acres, more or less. The property is located on the north side of Lowes Rd., approximately 63 ft. southwest of Betts Rd. 911 Address: 20139 Lowes Rd., Millsboro. Tax Map I.D. 333-14.00-23.00

C/Z #1819 MTC Properties, LLC

KS

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 13.063 acres, more or less. The property is located on the east side of Sussex Hwy. (Rt. 13), approximately 1,226 ft. south of Adams Rd. 911 Address: 14485 Sussex Hwy., Bridgeville. Tax Map I.D. 530-14.00-24.00 (portion of)

C/Z #1823 WMF Watercraft & Marine, 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 Indian River Hundred, Sussex County containing 4.4890 acres, more or less. The property is located on the south side of John J. Williams Hwy. (Rt. 24) and east side of Layton Davis Rd., approximately 208 ft. east of said intersection. 911 Address: 27037 John J. Williams Hwy., Millsboro. Tax Map I.D. 234-29.00-64.00, 64.01. and 65.00

Public Hearings

C/U #2085 Land and Marketing Corporation

DH

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for multi-family structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.16 acres, more or less. The property is located on the northeast side of Sandy Cove Rd., approximately 472 ft. north of Cedar Neck Rd and on the northwest side of Cedar Neck Rd., approximately 764 ft. north of Sandy Cove Rd. 911 Address: None Available, Millville. Tax Map I.D. 134-9.00-88.00, 80.06, and 80.01 (portion of).

C/U #2086 Kristin Bryan

MR

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a beauty shop (with two chairs and three employees) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.012 acres, more or less. The property is located on the northwest side of Governor Stockley Rd., approximately 1,308 ft. north of E. Piney Grove Rd. 911

Address: 26330 Governor Stockley Rd., Georgetown. Tax Map I.D. 133-10.00-9.07

C/U #2087 John F. and Brenda L. Fegelein

DH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an automotive repair shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0218 acres, more or less. The property is located on the northwest side of Roxana Rd. (Rt. 17), approximately 715 ft. east of Zion Church Rd. 911 Address: None Available, Roxana. Tax Map I.D. 533-6.00-18.01

C/Z #1824 Tomark, LLC

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 Indian River Hundred, Sussex County containing 5.38 acres, more or less. The property is located on the south side of John J. Williams Hwy. (Rt. 24) and on the north side of Jersey Rd., approximately 687 ft. east of Gravel Hill Rd. 911 Address: None Available, Millsboro. Tax Map I.D. 234-32.00-73.00

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115 ("ZONING"), ARTICLE XXI ("SIGNS"), SECTION 159.5(B)(1).

Other Business

2016-20 Donna Smith and Teresa Smith

Final Subdivision Plan

Lands of Triscuit

Minor Subdivision off 50 ft. easement

Lands of Robert C. and Susan K. Elliott

Minor Subdivision off 50 ft. easement

Lands of Robert T. and Sherry J. Stephens

Minor Subdivision off 50 ft. easement

Lands of Estate of Crist Zook

Minor Subdivision off 50 ft. easement

Lands of William H. and Jill E. Landon

Minor Subdivision off 50 ft. easement

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 July 6, 2017, at 3:00 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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