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Sussex County

Planning & Zoning Commission

REVISED AGENDA

July 27, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 22, 2017

Old Business

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 #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, ARTICLES I, X, XIA, XX, XXI, XXIII, XXV AND XXVII BY AMENDING SECTIONS 115-4, 115-5, 115-75, 115-83.10, 115-156, 115-195.4, 115-159.5, 115-161.1, 115-170.1, 115-180, 115-194.1, AND 115-218, AND BY CREATING NEW ARTICLES XA, XB, XIB, XIC, XID, XIE, AND XIF AND ADDING NEW SECTIONS 115-75.1 THROUGH 115-75.13 AND 115-83.11 THROUGH 115-83.46 TO CREATE A NEW "B-2 BUSINESS COMMUNITY" DISTRICT; "B-3 BUSINESS RESEARCH" DISTRICT; "C-2 MEDIUM COMMERCIAL" DISTRICT; "C-3 HEAVY COMMERCIAL" DISTRICT; "C-4, PLANNED COMMERCIAL" DISTRICT; "C-5, SERVICE/LIMITED MANUFACTURING" DISTRICT, AND "I-1, INSTITUTIONAL" DISTRICT; AND TO CLOSE THE CR-1 AND B-1 DISTRICTS.~~

Public Hearings

2017-5 Martha Collins, Heirs

MR

This a Major Subdivision for the creation of a standard subdivision. The plan purposes to subdivide 7.566 acres +/- into 2 single family lots with a 50-ft. easement. The property is located off a private road on the southwest side of Pear Tree Rd. (Rd. 424), approximately 1,012 ft. northwest of Millsboro Hwy. (Rt. 26/54 Gumboro. Tax ID: 333-11.00-10.02 (part of). Zoning: AR-1 (Agricultural Residential District).

2017-6 Donna Smith Marconi

KS

This a Major Subdivision for the creation of a standard subdivision. The plan purposes to subdivide 63.26 acres +/- into 1 single family lot (5.0 acres) off a 50-ft. easement and residual parcel. The property is located on the north side of Fleatown Rd. (Rd. 224), approximately 1,932 ft. southwest of Clendaniel Pond Rd. (Rt. 38) Lincoln. Tax ID: 230-13.00-121.00. Zoning: AR-1 (Agricultural Residential District).

C/U #2089 Massey's Landing Properties, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an amendment to Ordinance No. 2378 for Conditional Use No. 1963 for a campground to amend condition of approval No. 9 relating to parking of "Park Model RV'S" and campground food trailer(s) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 54.33 acres, more or less. The property is located on both side of the eastern end of Long Neck Rd. 911 Address: 36625 Long Neck Rd. and 20628 Long Beach Dr., Millsboro. Tax Map I.D. 234-25.00-31.02, 235-25.00-31.05, 234-25.00-31.04, 234-25.00-31.00

C/U #2090 Edgar Reyes Hernandez

KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a shop for painting business and storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.4583 acres, more or less. The property is located on the north side of Zoar Rd., approximately 748 ft. west of Gravel Hill Rd. 911 Address: 25203 Zoar Rd., Georgetown. Tax Map I.D. 234-14.00-30.01

C/U #2095 Sposato Investments, LLC DH
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an amendment to Ordinance No. 1533 for Conditional Use No. 1446 for a landscaping business with outdoor storage to request an amendment to Condition No. 3 regarding hours of operation to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.0 acres, more or less. The property is located on the south side of Rickards Rd., approximately 0.62 mile northeast of Daisey Rd. 911 Address: 34742 Rickards Rd., Frankford. Tax Map I.D. 134-18.00-31.01 and 134-18.00-31.02

Other Business

Massey's Landing Properties, LLC (CU 1963) KH
Amend Condition of Approval

Pelican Landing (S-17-25) DH
Final Site Plan

Americana Bayside Phase 13 (RPC) KH
Final Site Plan

Americana Bayside Overflow Parking (RPC) KH
Final Site Plan

Marshall Street Mini-Storage (S-17-34; CU 2020 and 1771) KS
Preliminary and Final Site Plan

Coastal Club Clubhouse (RPC) KS
Revised Amenities Site Plan

Selbyville 54 Storage Expansion (Revised) RW
Revised Preliminary Site Plan

Arbor-Lyn (CU-2046) RW
Preliminary Site Plan

Lands of Hartnett DH
Minor Subdivision off 50 ft. easement

Lands of Hayes DH
Minor Subdivision off 50 ft. easement

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive 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 July 24, 2017, at 4:25 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: July 20, 2017 (to add Old Business item - "AN ORDINANCE TO AMEND..."
and Other Business item – Massey’s Landing Properties, LLC)
July 24, 2017 to remove Old Business item – "AN ORDINANCE TO AMEND..."

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