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# Sussex County

## Planning & Zoning Commission

### AGENDA

August 10, 2017

6:00 P.M.

#### Call to Order

#### Approval of Agenda

Approval of Minutes - July 13, 2017

#### Additional Business

Discussion regarding Comprehensive Plan  
Opportunity for public comment regarding Comprehensive Plan

#### Old Business

##### 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

### Public Hearings

**2017-7 The Villas – First State Development, LLC**

KS

This a Major Subdivision for the creation of a standard subdivision. The plan purposes to subdivide 31.28 acres +/- into 28 single family lots. The property is located on the southeast of Benson Rd., approximately 800 ft. south of Jefferson Rd. (Rt. 38) Ellendale. Tax ID: 230-21.00-14.00. Zoning: AR-1 (Agricultural Residential District).

**2017-8 Tingle Estates – MBGI, LLC c/o Marvin Steen**

DH

This a Major Subdivision for the creation of a standard subdivision. The plan purposes to subdivide 7.49 acres +/- into 3 single family lot off an extended 50-ft. easement. The property is located on the west side of Piney Neck Rd. (Rt. 336), approximately 4,995 ft. south of Adams Rd. (Rt. 335A) Dagsboro. Tax ID: 233-6.00-119.01. Zoning: AR-1 (Agricultural Residential District).

**C/U #2091 William Hall**

RW

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a contracting office with storage of vehicles to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 4.13 acres, more or less.** The property is located at the southeast corner of Hudson Ln. and Raccoon Ditch Rd. 911 Address: 17865 Hudson Ln., Georgetown. Tax Map I.D. 231-11.00-17.00

**C/Z #1825 Clarksville Auto Service Center, Inc.**

DH

**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 Baltimore Hundred, Sussex County containing 0.4789 acres, more or less.** The property is located on the north side of Atlantic Ave., approximately 125 ft. east of Powell Farm Rd. 911 Address: 34455 Atlantic Ave., Ocean View. Tax Map I.D. 134-11.00-154.00

### Other Business

**Barry N. Koch and Diane J. Koch (2016-13)**

KH

Final Subdivision Approval

**Newdale Acres (RPC)**

DH

Preliminary Site Plan

**TS Smith and Sons**  
Minor Subdivision off 50 ft. easement

RW

**Lands of Douglas Jones and Robert Jones, Jr.**  
Minor Subdivision off 50 ft. easement

KH

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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 August 3, 2017, at 4:32 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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