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Sussex County

Planning & Zoning Commission

AGENDA

August 24, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - July 24, 2017 and August 10, 2017

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

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

Public Hearings

C/U #2092 Timothy Robinson RW

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a produce stand to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.9 acres, more or less. The property is located on the east side of Gordy Rd., on the west side of Sussex Hwy. (U.S. Route 13) at the intersection. 911 Address: 32129 Gordy Rd., Laurel. Tax Map I.D. 332-1.00-67.01

C/U #2093 John Huss KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a landscaping business with equipment storage to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.740 acres, more or less. The property is located on the northwest corner of Lewes Georgetown Hwy. (Rt. 9) and Prettyman Rd. 911 Address: None Available, Georgetown. Tax Map I.D. 235-30.00-6.20

C/U #2094 Robert Downs KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a cemetery to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.7774 acre, more or less. The property is located on the south side of Round Pole Bridge Rd., approximately 1.23 miles northeast of Cave Neck Rd. 911 Address: 15584 Walkabout Ln., Milton. Tax Map I.D. 235-21.00-163.01 (portion of)

C/U #2096 Capitol Buildings Shed Outlet KH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a gazebo and shed business with outdoor storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.040 acres, more or less. The property is located on the south side of Lewes Georgetown Hwy. (Rt. 9), approximately 972 ft. east of Josephs Rd. 911 Address: 28922 Lewes Georgetown Hwy., Lewes. Tax Map I.D. 334-4.00-55.00

C/U #2104 Grace-N-Mercy Ministries, Inc. KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a cemetery on a half-acre of the 9.8 acres to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 9.98 acres, more or less. The property is located at the southeast corner of Woodyard Rd. and Sussex Hwy. (Rt. 13). 911 Address: None Available, Greenwood. Tax Map I.D. 530-5.00-40.05

C/Z #1826 JKJ Properties, LLC RW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from

an AR-1 (Agricultural Residential District) and C-1 (General Commercial District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 4.62 acres, more or less, of a 15.94-acre parcel. The property is located on the west side of North Main St. (U.S. Rt. 13B) and Sussex Hwy. (U.S. Rt. 13), approximately 513 ft. south of East Newtown Rd. 911 Address: None Available, Bridgeville. Tax Map I.D. 131-6.00-11.00 (portion of)

Other Business

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| <u>Americana Bayside Village C The Point (RPC)</u>
Final Amenities Site Plan | DH |
| <u>Coastal Club – Land Bay 7</u>
Final Site Plan | DH |
| <u>Newdale Acres</u>
Final Site Plan | DH |
| <u>Love Creek Marina (S-17-43)</u>
Preliminary Site Plan | KS |
| <u>Lighthouse View Phase 2B</u>
Revised Site Plan | DH |

Additional Business

- Discussion regarding Comprehensive Plan
- Opportunity for public comment regarding Comprehensive Plan

- Review of Annual Report to State

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 August 18, 2017, at 4:20 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: August 18, 2017 (to include Coastal Club Land Bay 7 and Newdale Acres under other business)

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