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Sussex County

Planning & Zoning Commission

AGENDA

September 14, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - August 10, 2017

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Old Business

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 #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

Public Hearings

2017-9 Lewes Shores Estates – Key Properties Group, LLC KS
This a Major Subdivision for the creation of a standard subdivision. The plan purposes to subdivide 81.05 acres +/- into 61 single family lots with a private roads and open space. The property is located west side of Hudson Rd. (Rd. 258) north of Eagles Crest Rd. (Rd. 258) Milton. Tax ID: 235-22.00-4.00. Zoning: AR-1 (Agricultural Residential District).

C/U #2097 Christopher Lopez KH
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for automobile and truck sales, service, and repair to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.01 acres, more or less. The property is located on the east side of DuPont Blvd (Rt. 113), approximately 1,297 ft. south of Wood Branch Rd. 911 Address: 24487 DuPont Blvd., Georgetown. Tax Map I.D. 133-2.00-21.00

C/U #2099 Richard and Dawn Jamison RW
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a wedding venue within an existing barn on approximately 2 acres around the barn to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 49.12 acres, more or less. The property is located on the north side of Woodpecker Rd., approximately 600 ft. east of Green Briar Rd. 911 Address: 4647 Woodpecker Rd., Seaford. Tax Map I.D. 531-12.00-92.00 (portion of)

C/Z #1828 Coastal Club (a/k/a Marine Farm) DH
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC (Medium Density Residential District – Residential Planned Community) to a MR-RPC (Medium Density Residential District – Residential Planned Community) to amend Change of Zone No. 1764 (Ordinance No. 1770) Conditions 17A and 17D to extend timeframe one year for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 373 acres, more or less. The property is located on the south side of Beaver Dam Rd. 911 Address: None Available, Lewes. Tax Map I.D. 334-11.00-5.00, 334-11.00-395.00 and 396.00

Other Business

Osprey Point (RPC) KH
Final Site Plan

Swann Cove West (RPC) RW
Revised Final Amenities Plan

Americana Bayside Golf Clubhouse (RPC) DH
Preliminary Site Plan

Marshall Street Storage (CU 1771, CU 2020 and S-17-34) KS
Request to Amend Condition of Approval

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 September 7, 2017, at 9:00a.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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