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# Sussex County

## Planning & Zoning Commission

### AGENDA

September 28, 2017

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - August 24, 2017

#### Additional Business

Discussion regarding Comprehensive Plan  
Opportunity for public comment regarding Comprehensive Plan

#### Old Business

##### **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**

**Public Hearings**

**C/U #2100 Catherine Schultz**

DH

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a retail flower shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.35 acres, more or less. The property is located on the southwest side of Camp Barnes Road, approximately 425 feet west of Millers Neck Road. 911 Address: 36570 Camp Barnes Road, Frankford. Tax Map I.D. 134-19.00-117.01.**

**C/U #2101 1<sup>st</sup> State Paving**

DH

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for storage of construction equipment and vehicles to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 6.61 acres more or less. The property is located on the east side of Iron Branch Road (Road 331), approximately 2,500 feet northeast of Main Street in Dagsboro. 911 Address: 31005 Iron Branch Road, Dagsboro. Tax Map I.D. 233-11.00-17.00 (portion of)**

**C/U #2102 Arturo Granados-Gonzalez**

RW

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a concrete form business and equipment storage to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 0.6889 acre, more or less. The property is located on the north side of Vines Creek Road, approximately 190 feet west of Townsend Road. 911 Address: 30639 Vines Creek Road, Dagsboro. Tax Map I.D. 233-12.00-17.02.**

**2017-10 Compass Point – Samuel L. Brenner, Trustee & John David Vincent**

KH

**This is a Cluster Subdivision for the creation of 277 single family lots with private roads and open space. The property is located east side of Hudson Rd. (Rd.258) on approximately 135.54 acres south of Sweetbriar Rd (Rd. 261) Tax Parcel: 235-27.00-18.01 Zoning: AR-1 (Agricultural Residential District).**

**Other Business**

**Lewes Crossing Phase 8 (2016-4)**

KS

Final Subdivision Plan

**Belle Terre Phase 1 (2016-15)**

KS

Final Subdivision Plan for Phase 1

**Americana Bayside Village C Phase 2 (RPC)**

DH

Final Site Plan

**Salt Pond Plaza (RPC)**

DH

Revised Final Site Plan

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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 September 21, 2017, at 4:42p.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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