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# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

February 9, 2017

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – January 12, 2017 and January 26, 2017

#### Old Business

##### C/U #2064 R&K Partners

DH

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for medical offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.54 acres, more or less. The property is located on the northwest side of Savannah Rd (Rt. 18), approximately 450 ft. northeast of Wescoats Rd. (Rt. 12). 911 Address: 1537 Savannah Rd., Lewes. Tax Map I.D. 335-12.05-4.00

#### Public Hearings

##### C/U #2065 Keith Properties, Inc.

DH

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) and a B-1 (Neighborhood Business District) for a craft distillery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.22 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54) and Fenwick Shoals Blvd. 911 Address: 38016 Fenwick Shoals Blvd., Selbyville. Tax Map I.D. 533-19.00-753.00

##### ~~C/U #2066 Albert J. Bierman~~

~~MR~~

~~An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for multi-family dwelling structures (three (3) units) to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 1.15 acres, more or less. The property is located at the northwest corner of the of Shiloh Church Rd. (Rt. 74) and Beaver Dam Branch Rd. (Rd. 446). 911 Address: 13287 Shiloh Church Rd., Laurel. Tax Map I.D. 232-13.00-62.01~~



**C/Z #1812 Oxford Chase Development Corp. – c/o Howard Crossan** 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 Broadkill Hundred, Sussex County containing 2.98 acres, more or less.** The property is located at the southeast corner of Lewes-Georgetown Hwy. (Rt. 9) and Fisher Rd. (Rd. 262). 911 Address: None Available. Tax Map I.D. 235-30.00-50.00 (Part of)

**C/Z #1813 Delaware Animal Products, LLC** RW  
**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a LI-1 (Limited Industrial District) to a LI-2 (Light Industrial District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 13.604 acres, more or less.** The property is located on the south side of Redden Rd. (Rt. 40), approximately 1,192 ft. east of Sussex Hwy. (U.S. Rt. 13). 911 Address: 9174 Redden Rd., Bridgeville. Tax Map I.D. 131-11.00-6.00

AN ORDINANCE TO AMEND CHAPTER 90, §§90-4 AND 90-5; CHAPTER 99, ARTICLES I, III, V, VI AND VIII, §§99-5, 99-6, 99-18, 99-26, 99-30, 99-31, 99-32, 99-36 AND 99-40; CHAPTER 110, ARTICLE XI AND XXI, §§110-84 AND 110-136; AND CHAPTER 115, ARTICLES I, XVI, XXIV AND XXVII, §§115-4, 115-128, 115-129, 115-172, 115-174, 115-218, 115-221 AND 115-224 OF THE CODE OF SUSSEX COUNTY REGARDING DRAINAGE AND GRADING REQUIREMENTS, ROAD, DRIVE AND PARKING CONSTRUCTION AND RELATED REQUIREMENTS, BONDING REQUIREMENTS, PROJECT CONSTRUCTION INCLUDING NOTICES TO PROCEED, INSPECTIONS AND CLOSEOUT, AND CLARIFICATION OF THE MANNER IN WHICH CERTAIN FEES ARE ESTABLISHED.

**Other Business**

**DRC Properties, LLC** DH  
Revised Site Plan

**Seagrove (fna Harlton) 2005-95** DH  
Revised Preliminary Subdivision Plan

**Rehoboth Shores – Campground** KH  
Preliminary Site Plan

**Fulmer Farm Market** KH  
Preliminary Site Plan

**Cool Spring Mini-Storage** KH  
Preliminary Site Plan

**911 Paintball Sports (CU 1993)** MR  
Preliminary Site Plan

<b><u>Lands of Folke on Sand Hill Rd.</u></b> Minor Subdivision with 50 ft. easement.	KH
<b><u>Lands of O'Neill on Seashore Hwy.</u></b> Minor Subdivision with 50 ft. easement.	RW
<b><u>Lands of Myer on Seashore Hwy.</u></b> Minor Subdivision with 50 ft. easement.	RW

**Additional Business**

Approval of Authorized County Plan Signers

Discussion regarding Comprehensive Plan  
Opportunity for public comment regarding Comprehensive 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 February 2, 2017, at 1:42 pm., 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: February 2, 2017 (to remove C/U #2066)  
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