



***SSCAG Meeting***  
***November 2, 2017***

## Sussex County Land Use Applications



- County Governing Bodies:
  - County Council [elected]
  - Planning & Zoning Commission [appointed]
  - Board of Adjustment [appointed]
- Change of Zoning Governed by State and County Codes
- Public Notice and Public Hearings Required
  - Notice includes:
    - Posted Signs
    - Postcards
    - Notices Published in Newspapers
    - County Website

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# Sussex County Land Use cont.



- Common Land Use Applications:
  - Change of Zone (CZ)
  - Conditional Use (CU)
  - Special Use Exception
  - Variance
- Public Hearings Required:
  - CZ & CU - one hearing with P&Z and one hearing with Council
  - Special Use & Variance - Board of Adjustment hearing
- Land Use Zoning - Runs with the Land

The screenshot shows the official website for Sussex County, Delaware. At the top, there is a navigation bar with the county seal and the text "SUSSEX COUNTY DELAWARE". Below this are several menu items: "Governmental", "Citizens", "Visitors", "Business", and "Services". A search bar is also present. The main content area features a large banner image of a lighthouse at sunset. Below the banner, there are several sections: "The SUSSEX PLAN" with icons for County Council, County Directory & Contacts, Open Government, Meetings, Minutes & More; "Recent News" with three articles dated 10/08/17, 10/02/17, and 09/28/17; and "Upcoming Events" with a list of dates and event names from 11/02/17 to 11/14/17. At the bottom of the page, there is a footer with various links and the website URL "www.sussexcountyde.gov".

The screenshot shows the Sussex County Council website. The main heading is "County Council Agendas & Minutes". Below this, there is a navigation bar with "November 2017" and a search box. A list of meetings is displayed, including "County Council Meeting" on Nov 07, 2017. A red arrow points to the "Agenda" link for this meeting. Other meetings listed are for Nov 14, 21, and 28, 2017. The left sidebar contains various links and logos, including "The Sussex Plan", "Volunteer Today!", "PulsePoint", and "Smart911".

The screenshot shows the official agenda for the Sussex County Council meeting on November 7, 2017, at 10:00 AM. The agenda is structured as follows:

- Call to Order**
- Approval of Agenda**
- Approval of Minutes**
- Reading of Correspondence**
- Public Comments**
- Todd Lawson, County Administrator**
  - 1. Administrator's Report
  - 2. Update on Comprehensive Land Use Plan
- Janelle Curawell, Planning and Zoning Director**
  - 1. Request for Time Extension – Subdivision #2005-52 and #2008-25 – Marsh Island
- Hans Medlarz, County Engineer**
  - 1. South Coastal Regional Wastewater Facilities
    - A. Approval of Amendment 13 under GHJ Base Contract – Electrical and Controls Valve Engineering and Constructability Review
  - 2. Wolfe Neck Regional Wastewater Facilities – Pole Buildings, Project #18-10
    - A. Recommendation to Award

Contact information for the council members is provided at the top of the page.

2. Town of Blades for Kids Christmas Party

Introduction of Proposed Zoning Ordinances

Council Members' Comments

Executive Session – Potential Litigation over Zoning Application pursuant to 19 Del. C. §10084(b)

Paralegal Action on Executive Session Items

1:30 p.m. Public Hearings

Conditional Use No. 2103 filed on behalf of Southern Delaware Therapeutic and Recreational Horseback Riding, Inc.  
 \*AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A RECREATION FACILITY, OFFICE, CARETAKER HOUSE, EQUINE-ASSISTED THERAPY AND STABLES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 9.38 ACRES, MORE OR LESS\* (located on the west side of Harbeson Road, approximately 463 feet south of Diamond Farm Road (Tax L.D. No. 235-26.00-17.14) (911 Address: 17170 Harbeson Road, Milton)


Change of Zone No. 1829 filed on behalf of Theresa Elizabeth Marras Irrevocable Trust  
 \*AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A GR GENERAL RESIDENTIAL DISTRICT TO A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.58 ACRES, MORE OR LESS\* (located on the west side of Cedar Neck Road, approximately 475 feet north of Hickman Road) (Tax L.D. No. 134-9.00-79.00) (911 Address: Not Available)

Adjourn

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Sussex County Council meetings can be monitored on the internet at [www.sussexcountycolorado.gov](http://www.sussexcountycolorado.gov).

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Government Citizens Visitors Business Services

**Land Use Application Docket**

2017 Change of Zone Any Filter Reset

Application No.	Applicant Name	Application Type	Hearing Date(s)	Location
CZ 1811	Dustin Yoder	Change of Zone	01/12/2017 - 6:00pm	<a href="#">View on map</a>
CZ 1812	Oxford Chase Development Corp. c/o Howard Crossan	Change of Zone	02/14/2017 - 1:30pm	<a href="#">View on map</a>
CZ 1813	Delaware Animal Products, LLC	Change of Zone	02/09/2017 - 6:00pm	<a href="#">View on map</a>
CZ 1814	Stockley Tavern, LLC	Change of Zone	01/14/2017 - 1:30pm	<a href="#">View on map</a>
CZ 1815	Two Farms, Inc.	Change of Zone	02/23/2017 - 6:00pm	<a href="#">View on map</a>
CZ 1818	Bruce Fisher	Change of Zone	02/01/2017 - 6:00pm	<a href="#">View on map</a>
CZ 1817	Liborio Etendale, LLC	Change of Zone	02/09/2017 - 1:30pm	<a href="#">View on map</a>
CZ 1818	Ocean Highway, LLC	Change of Zone	03/23/2017 - 6:00pm	<a href="#">View on map</a>
CZ 1819	MTC Properties, LLC	Change of Zone	05/23/2017 - 1:30pm	<a href="#">View on map</a>
CZ 1820	W & B Hudson Family LP & John Floyd Lingo III	Change of Zone	06/12/2017 - 6:00pm	<a href="#">View on map</a>
CZ 1821	Nechay Ventures	Change of Zone	09/07/2017 - 6:00pm	<a href="#">View on map</a>



[sussexcountycolorado.gov/land-use-application-docket](http://sussexcountycolorado.gov/land-use-application-docket)



**SUSSEX COUNTY DELAWARE**

Home | Online Payment | Check/Deposit | Contact Us

Government | Citizens | Visitors | Business | Services

### C/Z 1827

## Change of Zone

[Return to Docket](#)

View on map

**Applicant Name:**  
Fenwick Commons LLC

**Application Status:**  
Pending

**Hundred:**  
Baltimore

**Parcel Information:**  
533-19 00-52.00

**Description of Request:**  
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

**Planning and Zoning Hearing**

**Planning and Zoning Hearing Date:**  
Thursday, October 12, 2017 - 9:00am

[Hearing Archive and Audio](#)

**Planning and Zoning Legal Notice:**  
[PX\\_hearings\\_10-12-17.pdf](#)

County Council Hearing

**THE SUSSEX PLAN**

**VOLUNTEER TODAY!**

**PulsePoint**

**Smart911**

**Stay Connected**

- County Council
- County Directory & Contacts
- Open Government
- Meetings, Minutes & More

Property Search | Sheriff Sales | Hearing Calendar

**SUSSEX COUNTY DELAWARE**

Search Parcels: Application Number: C/Z 1827

Change of Zone | View on Map

**Layer Visibility**

- 2017 Applications
  - Change of Zone ✓ ID7
  - Conditional Use ✓ ID7
  - Special Use Exception ✓ ID7
  - Subdivision ✓ ID7
  - Variance ✓ ID7
- 2016 Applications
  - Change of Zone ✓ ID7
  - Conditional Use ✓ ID7
  - Special Use Exception ✓ ID7
  - Subdivision ✓ ID7
  - Variance ✓ ID7
- 2015 Applications

**Selected Features** | Parcels (1)

Field	Value
PIN with UNIT	533-19 00-52.00
DEED_BOOK_PG	D 4838 91
Name	FENWICK COMMONS LLC
Mailing Address	40 BEACH PLUM DR
City	MILLVILLE
State	DE
ZIPCODE	19907
Description	E & W/RD 394
Description 2	N/RT 54
COUNCILMAN	5
FIRE	90
SCHOOL	1
LANDUSE	AG
CORNER	0

Selected Features (1)

Sussex County | Sussex County Government | USDA FSA/NMIS.com | esri

# Comprehensive Land Use Plan



**THE SUSSEX PLAN**

About the Plan | Comp Plan Documents | Planning Resources | Plan News | Public Input

**SCHEDULE**

**UPCOMING**

Public Hearing  
November 2 @ 6:00 pm  
View agenda

**DRAFT VISION**

Sussex County Comprehensive Plan Draft Vision Statement  
Please submit comments regarding the vision statement through the [Contact Us](#) on the home page using the Demographics category

**CONTACT US**

Do you have questions or comments? We want to hear them. Select a category

[sussexplan.com](http://sussexplan.com)

