

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

<b>Name of Municipality:</b> <u>THE TOWN OF Millsboro</u> <span style="float: right;">10/8/2010</span>	
<b>Address:</b> <u>322 Wilson Highway Millsboro, DE 19966</u>	<b>Contact Person:</b> <u>FAYE LINGO</u>
	<b>Phone Number:</b> <u>302) 934-8171</u>
	<b>Fax Number:</b> <u>302) 934-7682</u>
	<b>E-mail Address:</b> <u>FayeL.millsboro@mchsi.com</u>

**Date of Most Recently Certified Comprehensive Plan:** June 2009

**Application Type:**

**Comprehensive Plan Amendment:** Map #4

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b> <u>URS</u>	
<b>Address:</b> <u>28485 DuPont Blvd. Millsboro, DE 19966</u>	<b>Contact Person:</b> <u>Kyle Gulbranson</u>
	<b>Phone Number:</b> <u>302) 933-0200</u>
	<b>Fax Number:</b> <u>302) 933-0320</u>
	<b>E-mail Address:</b> <u>Kyle-Gulbranson@urscorp.com</u>

<b>Maps Prepared by:</b> <u>URS Corporation (same as above)</u>	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

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**Please describe the submission:**

Tax Map + Parcel # 133-17.17.-70.00

Request to Re-zone property from MR (medium residential)  
to HC (Highway Commercial) - This will eliminate an  
enclave in the HC District as per the Town's  
Comprehensive plan.

(see committee report)

**Hudson/Parker**

**COMMITTEE REPORT to council**

***James Parker***

**Request: Zoning Change**

**Tax map & parcel #- 133- 17.17-17.70**

**Location of property: 340 Old Landing Rd.**

**Date/Time: September 28, 2010 @ 4:30 p.m.**

**Present:** John Thoroughgood (chair), Tim Hodges, Irene Keenan  
Faye Lingo, Kenny Niblett, Linda Johnson, Kyle Gulbranson (URS)  
James Parker

**Discussion:**

Mr. Parker explained his goals to purchase this property and why he is requesting a zoning change to Highway Commercial. On the south side of the property he would like to leave the Cedar Tree, relocate the fence and place a gazebo and benches for customers to be able to sit and enjoy and not stand around the area. This property is currently not in compliance with the Town Code.

The abandoned home at the back of the property will be removed and a parking area to be graveled for employee parking.  
Long term goal is to put a building where the current parking area is located at parcel # 133-17.17-69.00 (for the restaurant) and relocate this parking to this property.

**Pros:**

- Aligns the Highway Commercial boundary
- Adds a new property to the Highway Commercial District
- Does not create an enclave as per the comprehensive plan
- Removes two (2) principle uses from one lot (2 homes)

**Cons:**

- Makes this a legal non- conforming use  
(single family home in the highway Commercial District)

**Recommendation:**

- Move forward and change the zoning
- Send future land use map to the State to amend the zoning

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

date

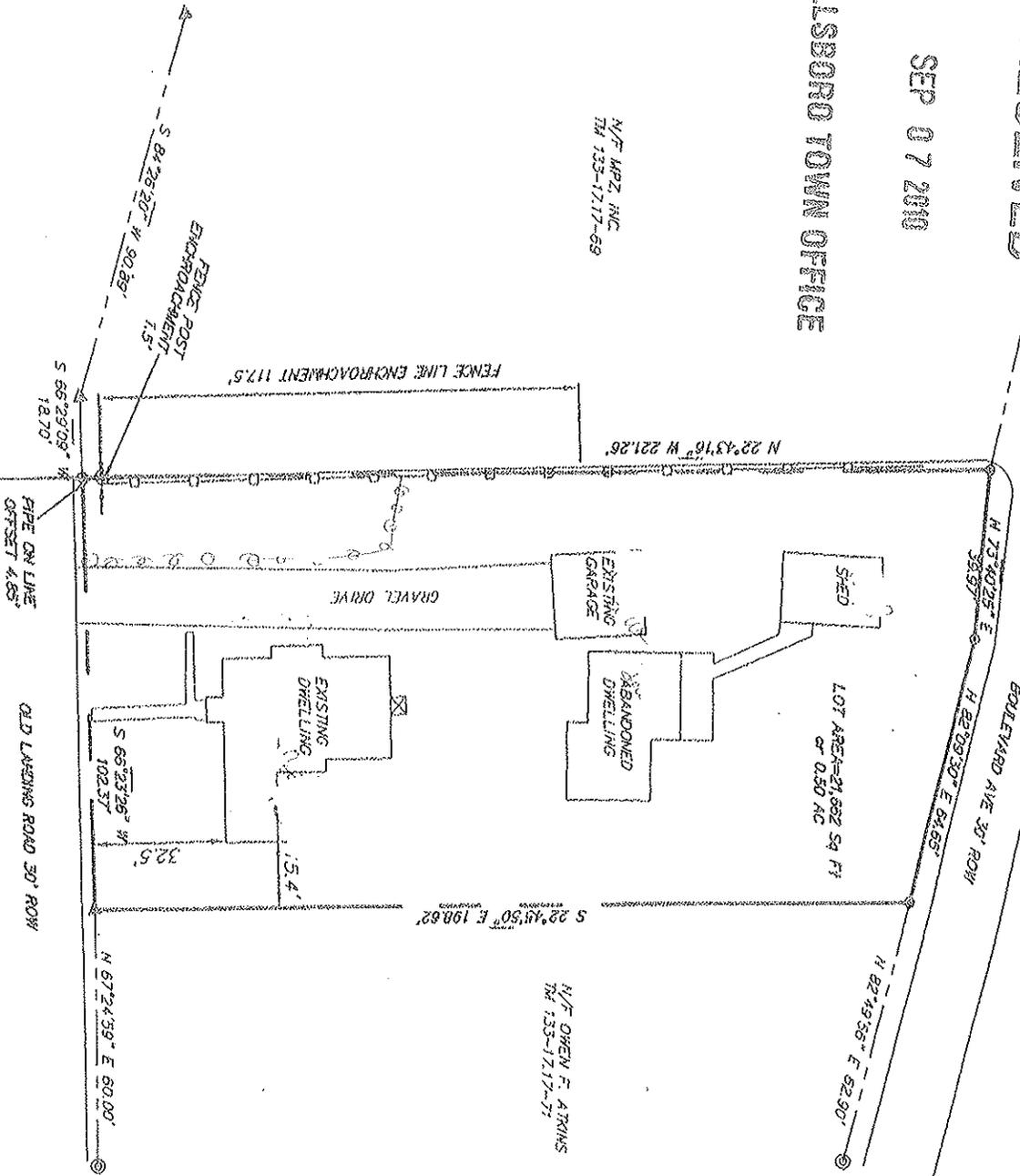
Hand Delivered

RECEIVED

SEP 07 2010

MILLSBORO TOWN OFFICE

N/T APZ, INC  
TA 133-1717-69



N/T OWEN F. ATKINS  
TA 133-1717-71

- LEGEND
- ⊙ PIPE FOUND
  - ⊖ REBAR SET
  - POINT
  - ⊕ MAG SPIKE SET
  - ▲ PK NAIL FOUND

SITE DATA:  
 CURRENT OWNER -  
 LOIS E. HUDSON, TRUSTEE  
 TA 133-1717-70  
 DEED REFERENCE -  
 BOOK 3361 PAGE 068



CERTIFIED CORRECT AS SHOWN



AXIOM  
ENGINEERING LLC

18 CHESTNUT STREET  
MILLSBORO, DE 19947  
607-238-5200  
FAX 607-238-5202  
WWW.AXIOM-ENG.COM

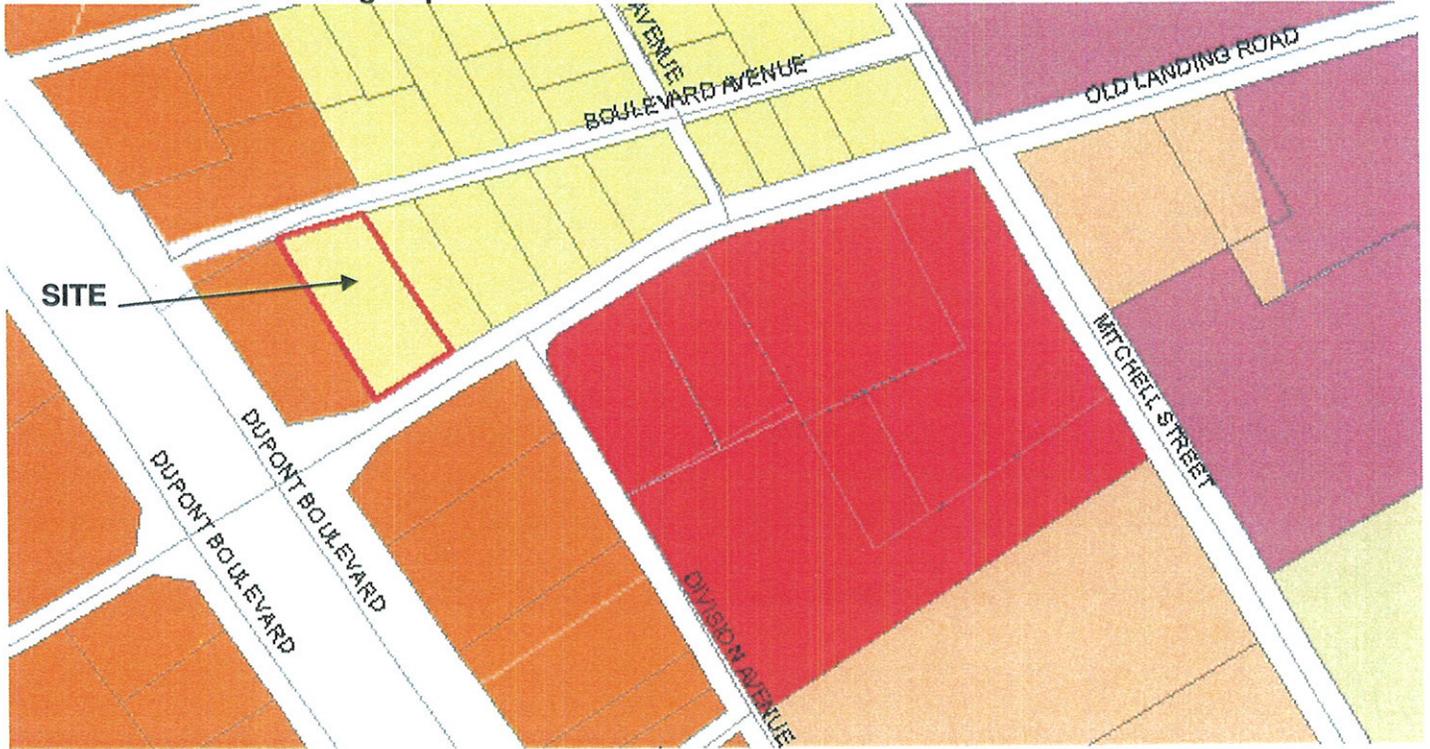
BOUNDARY LOCATION SURVEY

LOIS E. HUDSON, TRUSTEE  
340 OLD LANDING RD.

DAGSBORO HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SCALE	1" = 40'	0145-1001
DESIGNED	ESW	FIG. NO.
DRAWN	ESW	
CHECKED		
DATE	07-22-2010	
TA	133-1717-70	
		BS

### Millsboro Zoning Map



### Future Land Use

