



# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

January 14, 2016

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – November 19, 2015 – Revised

#### Approval of Minutes –December 10, 2015

#### Approval of Minutes – December 16, 2015

#### Old Business

##### 2014-5 Everett C. Lathbury, III Subdivision

RS

A Major Subdivision of land in an AR-1 Agricultural Residential Zoning District in Baltimore Hundred, Sussex County, by dividing 19.16 acres into 6 lots, and a waiver from the forested buffer requirements; located north of Omar Rd. (Rd. 54) 657 feet east of Gray Rd. (Rd. 342) and east of Gray Rd. (Rd. 342) 764 feet north of Omar Rd. (Rd. 54) (911 Address: None Available) Tax Map I.D. 134-11.00-40.00.

##### C/U #2036 Jimi Kellogg

MJ

an Ordinance to grant a Conditional Use of land in a GR (General Residential District) for parking of employee vehicles and vans for a cleaning service business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,323 square feet, more or less. The property is located northeast of Field Ln. a subdivision street, 200 ft. southeast of Munchy Branch Rd. (Rd. 270-A). (911 Address: 36181 Field Ln., Rehoboth Beach). Tax Map I.D. 334-13.00-873.00

##### C/U #2037 Gilbert J. Bernoski, Jr.

MJ

an Ordinance to grant a Conditional Use of land in a GR (General Residential District) for an auto repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.101 acres, more or less. The property is located northeast of Mount Joy Rd. (Rd. 297) 0.4 mile east of Gravel Hill Rd. (Rt. 30). (911 Address: 26371 Mount Joy Rd., Millsboro). Tax Map I.D. 234-21.00-50.00



**C/U #2039 Performance Injection Equipment Co., LLC** **MJ**  
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for manufacturing and installation of performance automotive parts and accessories to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 34,740 square feet, more or less. The property is located northeast corner of DuPont Blvd. (U.S. Rt. 113) and Betts Ln. (911 Address: 24994 Betts Ln., Georgetown). Tax Map I.D. 133-6.00-110.00

**Public Hearings**

**C/Z #1790 Carillon Square Apartments, LLC** **MJ**  
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to an AR-1 (Agricultural Residential District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 8.66 acres, more or less. The property is located 520 ft. west of John J. Williams Hwy. (Rt. 24) and 1,200 ft. south of Indian Mission Rd. (Rt. 5). (911 Address: None Available) Tax Map I.D. 234-23.00-269.13 (Part of) and 269.15 (Part of)

**C/Z #1791 Carillon Square Apartments, LLC** **MJ**  
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) and a C-1 (General Commercial District) to a HR-1 (High Density Residential District) for a certain parcel of land lying and being in Indian Hundred, Sussex County, containing 17.19 acres, more or less. The property is located southwest of Indian Mission Rd. (Rt. 5) and 500 ft. west of John J. Williams Hwy. (Rt. 24). (911 Address: None Available). Tax Map I.D. 234-23.00-260.00 & 269.18 (Part of)

**Other Business**

**Lands of Lacey Lafferty** **MR**  
Minor Subdivision with 50' private rd.

**Additional Business**

Presentation regarding Co-Housing

Presentation regarding Lewes By-Ways Corridor Management Plan

Discussion regarding converting Planning Commission Districts to match Council Districts

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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 January 7, 2016, at 9:32 a.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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