



# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

March 10, 2016

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – February 25, 2016

#### Old Business

##### Ocean Way Estates

The installation of gates within the Ocean Way Estates development. The development is located north of Muddy Neck Rd. and south of Atlantic Ave. (911 Address: None Available). The Property is zoned MR (Medium Density Residential District) Tax Map I.D. 134-13.00-49.01

##### C/U #2045 Robert and Deborah Reed RE/MAX Realty Group

**An Ordinance to grant a Conditional Use of land in a B-1 (Neighborhood Business District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 31.34 acres, more or less.** The property is located southwest of Oak Orchard Rd. (Rt. 5 and Rd. 297) approximately 600 ft. south of John J. Williams Hwy. (Rt. 24) and fronting the southerly right-of-way of John J. Williams Hwy. (Rt. 24). (911 Address: None Available). Tax Map I.D. 234-29.00-69.01 and 69.08 – 69.11

##### C/Z #1793 Church of God of Prophecy

**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 Georgetown Hundred, Sussex County containing 5.06 acres, more or less.** The property is located west of Zoar Rd. (Rt. 48) 200 ft. south of Sussex Pines Rd. (Rd. 224). (911 Address: 21950 Zoar Rd., Georgetown) Tax Map I.D. 135-23.00-18.01, 18.02 & part of 18.03

##### C/Z #1795 Bay Forest Club, LLC c/o Natelli Communities, Inc.

**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) for the purpose of correcting the number of units for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 385 acres, more or less.** The property is located east of Rd. 347 (Whites Neck Rd.) and north of Rd. 349 (Old Mill Rd.). (911 Address: None Available) Tax Map I.D. 134-8.00-15.02 and numerous other parcels

### Public Hearings

#### C/U #2043 Edward J. Kaye

**An Ordinance to amend Condition No. 19 of Conditional Use No. 1431 (Ordinance No. 1530) to allow additional time to complete existing borrow pit operation located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 200.5 acres, more or less.** The property is located at the northeast corner of Rd. 531 (Eskridge Rd.) and Rd. 533 (Sandfilippo Rd.). (911 Address: 22223 Eskridge Rd., Seaford). Tax Map I.D. 331-4.00-49.00

#### C/U #2044 Edward J. Kaye

**An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for an expansion of an existing borrow pit operation located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 7.85 acres, more or less.** The property is located northwest of Coverdale Rd. (Rd. 525), 1,128 ft. southwest of Martin Luther King Ave. (911 Address: 20956 Coverdale Rd., Bridgeville). Tax Map I.D. 430-23.00-41.00

#### C/Z #1794 JCBB, LLC

**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 1.9192 acres, more or less.** The property is located south of Lewes Georgetown Hwy. (Rt. 9) 800 ft. east of Harbeson Rd. (Rt. 5). (911 Address: 26526 Lewes Georgetown Hwy., Harbeson) Tax Map I.D. 235-30.00-63.00 & 63.01

#### C/Z #1797 John P. Disharoon and Sherry B.

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a LI-2 (Light Industrial District) for a certain parcel of land lying and being in Little Creek Hundred, Sussex County containing 9.822 acres, more or less.** The property is located at the southwest corner of Sussex Hwy. (U.S. Rt. 13) and Allens Mill Rd. (Rd. 454A). (911 Address: None Available) Tax Map I.D. 532-13.00-51.00 (Part of)

#### C/Z #1798 David and Veronica Hamm/Clarksville Auto

**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 CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 3.99 acres, more or less.** The property is located northeast of Atlantic Ave. (Rt. 26) approximately 300 ft. northeast of the Clarksville intersection of Omar Rd. (Rt. 54). (911 Address: None Available) Tax Map I.D. 134-11.00-155.00, 153.00, and 83.01

**Other Business**

**The Village at Evans Pond - CU 1849**

Final Site Plan

**Fenwick Wine Cellars**

Preliminary Site Plan

**Reserves at Nassau 2 - CU 2012**

Preliminary Site Plan

**Lands of Robert Lee on Briarhook Rd.**

Minor Subdivision with 50 ft. easement

**Additional Business**

Discussion regarding Sign Regulations

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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 March 2, 2016, at 3:55 p.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.

Revised: March 4, 2016 (to include Other Business)

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