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Sussex County Planning & Zoning Commission

AGENDA

MARCH 13, 2014

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 27, 2014

Old Business

Conditional Use #1979 Thomas and Judy Munce

IGB

Application of **THOMAS AND JUDY MUNCE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail package store and tavern to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.033 acres, more or less, lying east of U.S. Route 113 and 2,800 feet north of Route 16 (Tax Map I.D. 2-30-26.00-35.01).

Change of Zone #1740 Zhenguo Zhang

IGB

Application of **ZHENGUO ZHANG** to amend 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 2.3522 acres, more or less, land lying southwest of Route One (Coastal Highway) 1,000 feet northwest of Road 258 (Hudson Road) (Tax Map I.D. 2-35-16.00-64.00).

Public Hearings

Conditional Use # 1980 Eastern Shore Auto Exchange

MJ

Application of **EASTERN SHORE AUTO EXCHANGE** to consider the Conditional Use of land in a B-1 Neighborhood Business District for a used car sales facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 14,295 square feet, more or less, land lying southwest of Route 5 (Harbeson Road) 0.5 mile south of Road 292A (Rust Road) (Tax Map I.D. 2-34-4.00-11.00).



Conditional Use # 1981 Robert & Julie Norwood

MJ

Application of **ROBERT & JULIE NORWOOD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office for cleaning service business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 24,205 square feet, more or less, land lying at the northeast corner of Route 24 and Retz Lane (a private street) 280 feet southwest of Road 284 (Mulberry Knoll Road) (Tax Map I.D. 3-34-12.00-25.00 & 26.00)

Change of Zone #1745 Capital Development Partners, LLC

IGB

Application of **CAPITAL DEVELOPMENT PARTNERS, LLC** to amend 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 Cedar Creek Hundred, Sussex County, containing 2.912 acres, more or less, land lying south of Route 16 and 300 feet east of U.S. Route 113 (Tax Map I.D. 2-30-26.00-102.00 (part of)).

Other Business

The Arbors of Cottage Dale

MJ

C/U #1845 Site Plan – Road 275 (Plantation Road)

Peninsula Lakes MR/RPC

MJ

Revised Master Plan – Road 299 (Bay Farm Road)

Stonewater Creek Phase 5.3

MJ

Revised Preliminary – Route 5

Subdivision #2007-7 Tuong T. Quan

RW

Kew Garden – Amended Condition

Terrance Seidel

RS

2 Lots & 50' Easement – Road 364 (Camp Barnes Road)

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 5, 2014, at 3:00 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.

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