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# Sussex County Planning & Zoning Commission

## AGENDA

APRIL 10, 2014

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – March 27, 2014

### Old Business

#### Change of Zone #1742 Seaside Communities, RDC, LLC

**MJ**

Application of **SEASIDE COMMUNITIES, RDC, LLC** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to MR-RPC Medium Density District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 37.516 acres, more or less, land lying northeast corner of Route 24 (John J. Williams Highway) and Tanglewood Drive, a private street providing access to Briarwood Estates Subdivision (Tax Map I.D. 3-34-18.00-40.00).

#### Conditional Use #1983 Gerald W. and Emily W. Hocker

**RS**

Application of **GERALD W. AND EMILY W. HOCKER** to consider the Conditional Use of land in a C-1 General Commercial District for a food vendor to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.6 acres, more or less, land lying at the southeast corner of the intersection of Route 17 and Route 26 (Tax Map I.D. 1-34-12.00-330.01).

#### Conditional Use #1985 Eugenia Athan

**RS**

Application of **EUGENIA ATHAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.6327 acres, more or less, land lying southeast of Route 17 (Roxanna Road) 3,200 feet northeast of Road 365 (Peppers Corner Road) (Tax Map I.D. 1-34-15.00-118.00 part of).



**Subdivision #2013-5 Gulfstream Glen Cove, LLC**

**RS**

Application of **GULFSTREAM GLEN COVE, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 8.84 acres into 17 lots, (Environmentally Sensitive Developing District Overlay Zone) and a waiver from the forested buffer requirements, located 500 feet west of the intersection of Road 352 (Windmill Drive) and Road 353 (Burbage Road) (Tax Map I.D. 1-34-12.00-374.01).

**Subdivision #2013-12 John and Beverly Starr**

**IGB**

Application of **JOHN AND BEVERLY STARR** to consider the Subdivision of Land in a AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 2.29 acres into 2 lots, and a waiver from the street design and forested buffer requirements, located east of Route 5, approximately 800 feet south of Road 231 (Tax Map I.D. # 2-35-7.00-156.00 and 158.00).

**Public Hearings**

**Subdivision #2013-14 Dozer, LLC**

**RS**

Application of **DOZER, LLC** to consider the Subdivision of land in a AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 10.04 acres into 18 lots, (Environmentally Sensitive Overlay District) located north of Double Bridges Road (Road 363) approximately 1,400 feet east of Parker House Road (Road 362) (Tax Map I.D. # 1-34-19.00-19.00 part of).

**Other Business**

**Nassau Feed & Grain, Inc.**

**IGB**

Commercial Site Plan – Nassau Road

**Burton Realty Long Neck, LLC**

**MJ**

Revised Commercial Site Plan – Route 24

**Alfonso Matos**

**RW**

C/U # 1945 Site Plan – Route 20

**Lacey Lafferty**

**MR**

Parcel & 50' Right of Way – Road 465

**Tidewater Environmental Services, Inc.**

**MJ**

C/U #1972 – Amended Conditions

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 31, 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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