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Sussex County Planning & Zoning Commission

REVISED AGENDA

MAY 22, 2014

4:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 8, 2014

Other Business

Tidewater Environmental Services, Inc.
C/U #1792 – Amended Conditions

MJ

The Villages of Five Points MR/RPC
Amended Conditions – Savannah Road

IGB

Subdivision #2005-42 – Wilkinson Development, LLC
Woodridge Subdivision – Revised Preliminary and Amended Condition

MJ

Subdivision #2005-64 – Palisades Land, LLC
The Estuary – Revised Preliminary Phase 1

RS

Rommel Office and Warehouse
Commercial Site Plan – Nassau Commons – Route 9

MJ

Shoal Harbor
Revised Site Plan – Rehoboth Avenue

MJ

Brian Dale Butler
C/U #1847 Site Plan – Road 569 (Sand Hill Road)

RW

Sara Kay I. Phillips
C/U #1974 Site Plan – Route 9 (Savannah Road)

IGB



APD #2014 -7 – Jerry C. Dukes MR
Recommendation to Delaware Agricultural Lands Preservation Foundation

APD #2014-8 - James and Una Lee Burton MR
Recommendation to Delaware Agricultural Lands Preservation Foundation

Janet Bowden RS
Lot & 50' Easement – Road 92

The Estate of Betty F. Sharp, Trustee IGB
3 Parcels & 2 50' Right of Ways – Route 14 (Rehoboth Beach)

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).

Change of Zone #1746 Castaways Bethany Beach, LLC RS
Application of **CASTAWAYS BETHANY BEACH, LLC** to amend Comprehensive Zoning Map of Sussex County from a C-1 General Commercial District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.45 acres, more or less, land lying east of Cedar Neck Road (Road 357) across from Sandy Cove Road (Road 358) and being north of Ocean View (Tax Map I.D. 1-34-9.00-21.00 (Part of)).

Change of Zone #1747 Castaways Bethany Beach, LLC RS
Application of **CASTAWAYS BETHANY BEACH, LLC** to amend Comprehensive Zoning Map of Sussex County from a MR Medium Density Residential District to a MR Medium Density Residential District – Residential Planned Community to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 17.80 acres, more or less, land lying east of Cedar Neck Road (Road 357) across from Sandy Cove Road (Road 358) and being north of Ocean View (Tax Map I.D. 1-34-9.00-21.00 (Part of)).

Conditional Use #1986 Castaways Bethany Beach, LLC RS
Application of **CASTAWAYS BETHANY BEACH, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.56 acres, more or less, land lying east of Cedar Neck Road (Road 357) across from Sandy Cove Road (Road 358) and north of Ocean View (Tax Map I.D. 1-34-9.00-21.00 Part of).

Conditional Use #1987 Brian and Kelly DeLeon

MJ

Application of **BRIAN AND KELLY DELEON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a cross fit training gym to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.50 acres, more or less, land lying southwest of Route 30 (Gravel Hill Road) 1,605 feet southeast of Route 47 (Springfield Road) (Tax Map I.D. # 2-34-8.00-51.00).

Change of Zone #1750 BLN, LLC

MJ

Application of **BLN, LLC** to amend the Comprehensive Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 14,400 square feet, more or less, land lying southeast of Route 9 (Lewes Georgetown Highway) 0.6 mile west of Road 321 (Park Avenue) (Tax Map I.D. # 1-35-15.00-83.00).

Subdivision # 2012-4 Main Street Homes at Sussex, LLC

MJ

Application of **MAIN STREET HOMES AT SUSSEX, LLC** to consider the Subdivision of land in an MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 19.71 acres into 32 lots, located at the end of Fairway Drive within Old Landing Development, approximately 1,950 feet west of Road 274 (Old Landing Road) (Tax Map I.D. # 3-34-18.00-83.14).

Final

Subdivision #2014-1 Charles H. Guy, IV

MJ

Application of **CHARLES H. GUY, IV** to consider the Subdivision of land in a AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 41.59 acres into 83 lots, (Cluster Development) located south of Road 279A (Waterview Road), 530 feet east of Road 279 (Camp Arrowhead Road) (Tax Map I.D. # 2-34-12.00-part of 22.00).

Preliminary

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 12, 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.

Revised: May 14, 2014 (to Correct Time of hearing)

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