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Sussex County Planning & Zoning Commission

AGENDA

JUNE 11, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 21, 2015

Old Business

C/Z #1768 Convergence Communities

RS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR -1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District - Residential Planned Community) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 49.66 acres, more or less. The property is located north of Rd 361 (Muddy Neck Rd) east and south of Ocean Way Estates Subdivision, west of Assawoman Canal, and also north of the Ocean View Beach Community in the Town of Ocean View with access from Nantasket Ave, Old Orchard Ave, Ocean Beach, Ave, and Gooseberry Ave (911 Address: None Available) Tax Map I.D. 134-17.00-12.00. To announce receipt of Information regarding amenities.

C/Z #1770 TD Rehoboth, LLC

IGB

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 114.4821 acres, more or less. The property is located on the northeast side of Rt One (Coastal Hwy) across from Rt 88 (Cave Neck Rd) (911 Address: None Available) Tax Map I.D. 235-23.00-1.00.



Public Hearings

C/U #2017 Eli and Victoria Zacharia

IGB

An Ordinance to grant a 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 Lewes and Rehoboth Hundred, Sussex County, containing 22,500 square feet, more or less. The property is located northwest of John J. Williams Hwy (Rt 24), 365 ft southwest of Spencer Ln, the entrance into Harts Landing Subdivision (911 Address: 20336 John J. Williams Hwy, Lewes) Tax Map I.D. 334-18.00-7.00.

C/U #2018 David Clark Lankford

RW

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a sporting goods business to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 11,473 square feet, more or less. The property is located at the southwest corner of Tharp Rd (Rd 534) and Brown St and at the northwest corner of Charles St and Brown St (911 Address: 9636 Tharp Rd, Seaford) Tax Map I.D. 331-6.00-89.00.

C/Z #1775 Charles R. Auman, Jr.

IGB

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) and a GR (General 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 12,394 square feet, more or less. The properties are located at the northeast end of the dead-end of Lighthouse Rd (Rd 203) 1 mile north of Cedar Beach Rd (Rt 36) (911 Address: None Available) Tax Map I.D. 330-5.00-7.04 and 8.00.

2004-52 Holland Mills Subdivision

IGB

Walker Road Development, LLC is requesting to revise the approved final record plan to consider the deletion of the sidewalks throughout the development. The subdivision is zoned AR-1. The subdivision is located on the south side of Walker Rd., approximately 1 mile west of Hudson Rd. Tax Map #'s 235-26.00-8.00, 8.01 & 235-26.00-183.00 through 235-26.00-318.00.

2004-53 Anthem Subdivision

IGB

Holland Mills Development, LLC is requesting to revise the approved final record plan to consider the deletion of the sidewalks throughout the development. The subdivision is zoned AR-1. The subdivision is located on the north side of Walker R., approximately 1 mile west of Hudson Rd. Tax Map #'s 235-26.00-7.00, 7.01 & 235-26.00-336.00 through 235-26.00-487.00.

Other Business

Double R Holdings

MJ

C/U #1855 Final Site Plan – Plantation Rd (Rd 275)

Millsboro Self Storage

RS

Preliminary Site Plan – Rt 113 & Handy Rd

Lewes Car Wash

IGB

Preliminary Site Plan - Marsh Rd (Rd 278)

Refuge at Dirickson Creek

RS

Commercial Site Plan – Rt 54

Double J Properties, LLC

MJ

Parking Expansion – Rt 24

Lester R. & Raymond L. Miller

RW

Relocating Existing 50' Easement – Rt 16 & Rd 32

BLN, LLC

RW

2 Parcels & 50' Easement – Rt 18

Planning and Zoning Commission meetings can be monitored on the internet at www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 4, 2015, at 9:36 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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