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# Sussex County Planning & Zoning Commission

## AGENDA

JUNE 25, 2015

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – June 11, 2015

### Presentation by County Administrator

New Planning and Zoning Website

### Old Business

#### 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.

#### 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 I.D.: 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 Rd., approximately 1 mile west of Hudson Rd. Tax Map I.D.: 235-26.00-7.00, 7.01 & 235-26.00-336.00 through 235-26.00-487.00.



## **Public Hearings**

### **C/U #2019 JB Builders, LLC**

**MJ**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a construction company office; storage of materials; retail sales; and equipment storage and rental to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 34,495.70 square feet, more or less.** The property is located north of John J. Williams Hwy. (Rt. 24) 500 ft. east of Gull Point Rd. (Rd. 313) (911 Address: 27324 John J. Williams Hwy., Millsboro) Tax Map I.D.: 234-28.00-153.00.

### **C/U #2020 Charles Auman**

**IGB**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for mini-storage units, and boat and rv storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 8.93 acres, more or less.** The property is located west of Marshall St. Ext. (Rd. 225) and south of Swain's Private Rd. 570 ft. west of Marshall St. Ext. (911 Address: None Available) Tax Map I.D.: 330-11.17-18.00 and 330-15.05-6.00.

### **C/Z #1777 Michael Makowski**

**IGB**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County containing 2.53 acres, more or less.** The property is located south of Lewes Georgetown Hwy. (Rt. 9) 0.3 mile west of Fisher Rd. (Rd. 262) (911 Address: None Available) Tax Map I.D.: 235-30.00-56.00.

### **2015-2 Tall Grass Estates Lands**

**MJ**

Lands of Mary S. Hazzard zoned AR-1 (Agricultural Residential District) and GR (General Residential District) in Indian River Hundred, Sussex County, by dividing 18.366 acres into 16 lots. The property is located east of Wil King Rd. (Rd. 288) 600 ft. north of Conleys Chapel Rd. (Rd. 280B). Tax Map I.D.: 234-6.00-74.09 & 74.10.

## **Other Business**

### **Hardy's Self-Storage**

**MR**

Final Site Plan – DuPont Blvd.

### **Skipjack, Inc. (CU 1997)**

**MJ**

Final Site Plan - DuPont Blvd. & East Piney Grove Rd.

### **Swann Cove Phase 7**

**MR**

Final Subdivision MR-RPC – Rte. 54

### **American Bayside Parcel MR/RPC**

**MR**

Village C (Phase 2) Preliminary Site Plan –Rte. 54

**Rehoboth Gateway** RS  
Revised Preliminary Site Plan - Rt. 1 & Country Club Rd.

**Waves Car Wash** IGB  
Preliminary Site Plan - Savannah Rd.

**Spring Lake** RS  
Preliminary Site Plan – Commercial Parcel - Rt. 1 & Spring Lake Dr.

**Old Morgan School #2 District** MJ  
Agricultural Preservation District – Rte. 9

**Lands of Hitchens & Smack** MJ  
Relocation of 50' easement for Lot Line Adjustment - Cloverdale Rd. (Rd. 525)

**Ocean Way Estates Subdivision** RS  
Request to Install Gates

**The Meadows at Beaver Creek Phase 3** IGB  
Amenities Plan – Rte. 9

**Lands of Lofland** MJ  
Minor Subdivision off easement - Lofland Ln.

**Additional Business**  
Amendment to Rules of Procedure

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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 June 16, 2015, at 2:27 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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