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# Sussex County Planning & Zoning Commission

## AGENDA

JUNE 27, 2013

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – June 13, 2013

### Old Business

#### Subdivision #2013-3 Rocks Bethany, LLC

**RS**

Application of **ROCKS BETHANY, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 2.33 acres into 5 lots, and a waiver from the Forested Buffer requirement, located on the east side of Delaware Route One, north of Gum Road, a private road within Sussex Shores Subdivision (Tax Map I.D. 1-34-13.00-142.00 & 143.00).

#### Subdivision #2013-6 Cannon Road Investments

**MJ**

Application of **CANNON ROAD INVESTMENTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 142.019 acres into 254 lots, (21 expansion to a previously approved 233 lot preliminary approved application #2010-6), located on the east and west side of Cannon Road (Road 307) with the intersection on the southwesterly side of Indian Mission Road (Route 5) (Tax Map I.D. 2-34-16.00- P/O 19.00 and 234-17.00-358.00-381.00).

#### Subdivision #2013-7 Cannon Road Investments

**MJ**

Application of **CANNON ROAD INVESTMENTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 95.197 acres into 189 lots, (as an expansion to a previously approved 177 – preliminary Subdivision application #2003-47), located on the southwesterly side of Townsend Road (Road 303) approximately 450 feet southwest of Avalon Road (Road 303-A) (Tax Map I.D. 234-16.00-P/O 21.00



**Change of Zone #1729 Ida C. Faucett, Faucett Heirs, LLC  
and Massey's Landing Park, Inc.**

**MJ**

Application of **IDA C. FAUCETT, FAUCETT HEIRS, LLC AND MASSEY'S LANDING PARK, INC.** to amend Comprehensive Zoning Map from MR Medium Density Residential District to an AR-1 Agricultural Residential District, to located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 50.83 acres, more or less, lying on both sides of the eastern end of Long Neck Road (State Route 23, a.k.a. Route 22) (Tax Map I.D. 2-34-25.00-31.00, 31.02, & 31.04).

**Conditional Use #1963 Ida C. Faucett, Faucett Heirs, LLC  
and Massey's Landing Park, Inc.**

**MJ**

Application of **IDA C. FAUCETT, FAUCETT HEIRS, LLC AND MASSEY'S LANDING PARK, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a campground, to be located on a certain of land lying and being in Indian River Hundred, Sussex County, containing 50.83 acres, more or less, lying on both sides of the eastern end of Long Neck Road (State Route 23, a.k.a. Route 22) (Tax Map I.D. 2-34-25.00-31.00, 31.02, & 31.04).

**Public Hearings**

**Conditional Use #1964 Salman P. Choudhary, t/a Master Tires**

**MJ**

Application of **SALMAN P. CHOUDARY, t/a MASTER TIRES**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for used car sales, to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 37,500 square feet, more or less, lying east of U.S. Route 113, 300 feet north of North Bedford Street Extended (Tax Map I.D. 1-35-14.00-65.00).

**Change of Zone #1731 CMF Bayside, LLC for "Americana Bayside"**

**RS**

An Ordinance to Modify Condition No. 24 Imposed on Ordinance No. 2110 for Change of Zone No. 1694, the application of **CMF BAYSIDE, LLC FOR "AMERICANA BAYSIDE,"** a MR-RPC Medium Density Residential District – Residential Planned Community, to allow revised commercial entrance location (left-turn) as may be approved by DelDot, for certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the southwest corner of Route 54 and Americana Parkway across from Zion Church Road (Tax Map I.D. 5-33-19.00-16.00).

**Other Business**

**Hunter's Walk MR/RPC**

**MJ**

Final Site Plan – Phase 2 – Kings Highway

**Carillon Square**

**MJ**

Revised Preliminary Commercial Site Plan – Route 24

**Subdivision #2008-1 – Albert J. Bierman**

**MR**

Revised Preliminary – Road 469

**Edward & Lucy Olson**

3 Lots & 50 Right of Way – Road 286

**MJ**

**Joseph J. & Joann Tittermayer**

2 Lots – Bayshore Drive

**IGB**

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Planning & 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 19, 2013, at 9:00 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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