

ROBERT C. WHEATLEY, CHAIRMAN
IRWIN G. BURTON III
MICHAEL B. JOHNSON
MARTIN L. ROSS
RODNEY SMITH



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

JULY 11, 2013

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 27, 2013

Old Business

Change of Zone #1725

MJ

Application of **JACK LINGO ASSET MANAGEMENT, LLC** to amend the Comprehensive Zoning Map from GR General Residential District to AR-1 Agricultural Residential District, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 74 acres, more or less, lying southeast of Ward Road (Road 283A) and southeast of Cedar Grove Road (Road 283) 2,400 feet southwest of Mulberry Knoll Road (Road 284) (Tax Map I.D. 3-34-12.00-16.00 Part of).

Announcement of Close of Record

Conditional Use #1951

MJ

Application of **JACK LINGO ASSET MANAGEMENT, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a rv resort and campground, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 162.424 acres, more or less, lying southeast of Ward Road (Road 283A) and southeast of Cedar Grove Road (Road 283) 2,400 feet southwest of Mulberry Knoll Road (Road 284) (Tax Map I.D. 3-34-12.00-16.00, Part of).

Announcement of Close of Record



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

MJ

Application of **SALMAN P. CHOUDHARY, 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 a 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

Subdivision #2013-3 Rocks Bethany, LLC

RS

Application of **ROCKS BETHANY, LLC** to consider the Subdivision of land in an MR Medium Density 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).

Public Hearings

Conditional Use #1965

RS

Application of **SOUTHERN DELAWARE BOTANIC GARDENS, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for botanic gardens and related visitor center, conservatory, theater, nature center and parking, to be located on a certain parcel of land lying and being Dagsboro Hundred, Sussex County, containing 36.99 acres, more or less, lying south of Piney Neck Road (Road 336) 0.5 mile west of Bunting Road (Road 335) (Tax Map I.D. 2-33-6.00-116.10).

Conditional Use #1966

MR

Application of **STEVEN T. JAMES dba PRECISION PAINTBALL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a paintball facility and other sports related activities, to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 12.9 acres, more or less, lying north of Asketum Branch Road (Road 422) 1.0 mile west of Bryan’s Store Road (Road 435) Tax Map I.D. 1-33-8.00-1.00).

Other Business

Peninsula MR/RPC MJ
Final Revised Marina Bay, Road 299

Baywoods GR/RPC MJ
Sales Office Site Plan – Route 24

The Season's HR/RPC MJ
Interpretation -273

Giant Food Fuel Facility #387 MJ
Commercial Site Plan – Route One

Sports at the Beach MJ
C/U #1421 Revised Site Plan – Route 9

Joseph J. & Joann Titterimary IGB
2 Lots – Bayshore Drive

Bay Forest Club MR/RPC RS
Preliminary Site Plan – Phase 3.1 Road 347

Reorganization

Planning & 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 July 2, 2013, 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.

####