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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

July 28, 2016

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – July 14, 2016

### Old Business

#### C/U #2051 Dale Thaxton

**An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for a computer repair business located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.236 acres, more or less.** The property is located east of Camp Arrowhead Rd. (Rd. 279) southwest of Cypress Dr. 125 ft. northwest of Maple Ln. and being Lot 50, Angola Neck Park Subdivision. (911 Address: 22874 Cypress Dr., Lewes). Tax Map I.D. 234-12.14-54.00

#### 2016-2- Estates at Cedar Grove – BDRP, LLC

This is a Major Subdivision for the creation of a cluster subdivision. The plan proposes to subdivide 70.23 acres +/- into 100 single family dwellings with private roads and open space. The property is located on the northwest side of Beaver Dam Rd. approximately 477 ft. south of Kendale Rd. Tax Parcel: 234-2.00-2.00. Zoning: AR-1 (Agricultural Residential District).

#### C/Z #1802 J.G. Townsend Jr. & Co.

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 11.66 acres, more or less.** The property is located at the southeasterly corner of Gills Neck Rd. (Rd. 267) and Kings Hwy. (Rd. 268). (911 Address: None Available) Tax Map I.D. 335-12.00- Part of Parcel 3.00



## **Public Hearings**

### **2016-8 Burton Acres II – MDI Investment Group, LLC**

This a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 23.91 acres +/- into 19 single family lots with private roads and open space. The property is located north of Iron Branch Rd. on both sides of Mountain Laurel Dr. Tax ID: 233-5.00-24.00 & 24.13. Zoning: MR (Medium Density Residential District).

### **~~C/U #2050 Two Farms, Inc. c/o Jack Whisted~~**

~~An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a convenience store with gas dispensers located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 2.8573 acres, more or less. The property is located at the southeast corner of Lewes Georgetown Hwy. (Rt. 9) and Gravel Hill Rd. (Rt. 30). 911 Address: 24616 Lewes Georgetown Hwy., Georgetown. Tax Map I.D. 135-11.00-78.00~~

### **C/Z #1803 CMF Bayside, LLC**

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) (as an addition to Change of Zone No. 1393 for Americana Bayside) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 12.313 acres, more or less. The property is located at the southeast corner of Lighthouse Rd. (Rt. 54) and West Sand Cove Rd. (Rd. 394). 911 Address: None Available. Tax Map I.D. 533-19.00-50.00 (Part of) and 51.00

### **C/Z #1804 Doug Melson**

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 3.05 acres, more or less. The property is located at the south of Lighthouse Rd. (Rt. 54), 700 ft. east of West Sand Cove Rd. (Rd. 394). 911 Address: None Available. Tax Map I.D. 533-19.00-50.00 (Part of)

## **Other Business**

### **C/U #2051 Dale Thaxton**

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for a computer repair business located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.236 acres, more or less. The property is located east of Camp Arrowhead Rd. (Rd. 279) southwest of Cypress Dr. 125 ft. northwest of Maple Ln. and being Lot 50, Angola Neck Park Subdivision. (911 Address: 22874 Cypress Dr., Lewes). Tax Map I.D. 234-12.14-54.00  
Discussion of Home Occupation

**Millsboro Self Storage**

Final Site Plan

**Lands of Moore on Morris Mill Rd.**

Minor Subdivision with 50 ft. easement

**Lands of Sposato (CU 1446)**

Request to Amend a Condition of Approval

**Coastal Club**

~~Amendment to Condition of Approval~~

**Additional Business**

Discussion regarding Comprehensive Plan  
opportunity for public comment

Consideration of Annual Report to Governors Advisory Committee

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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 July 20, 2016, at 9:21 am., 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: July 21, 2016 (to remove Other Business, Coastal Club)

Revised: July 28, 2016 (to remove Public Hearing C/U #2050 Two Farms, Inc. c/o Jack Whisted)

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