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Sussex County Planning & Zoning Commission

AGENDA

AUGUST 7, 2014

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 17, 2014

Approval of Minutes – July 24, 2014

Old Business

Conditional Use #1991 Cool Spring, LLC/Highway One

MJ

Application of **COOL SPRING, LLC/HIGHWAY ONE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a facility for outdoor entertainment events with temporary camping facilities during events only to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1,057.6 acres, more or less, land lying north of Road 302A (Avalon Road), west of Road 48 (Hollyville Road), south of Road 47 (Johnson Road), and east of Road 296 (Lawson Road) (911 Address: 23430 Hollyville Road, Harbeson, Delaware) (Tax Map I.D. # 2-34-15.00-22.00 and 2-34-9.00-34.00)

Subdivision #2014-2 Showfield, LLC

MJ

Application of **SHOWFIELD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 132.05 acres into 166 lots, located northwesterly side of Road 267, adjacent to Breakwater RPC (Tax Map I.D. #335-8.00-46.00, 51.00, and 53.02).



Public Hearings

AN ORDINANCE TO AMEND CHAPTER 115. ARTICLE I BY AMENDING THE DEFINITONS OF “DWELLING” “DWELLING, SINGLE FAMILY”, “DWELLING, MULTIFAMILY” AND “FAMILY”.

Conditional Use #1992 W. Ralph Brumbley

IGB

Application of **W. RALPH BRUMBLEY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a vendor (lunch truck) to sell foods and beverages to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 16,820.70 square feet, more or less, land lying northeast of Route One (Coastal Highway) across from Route 5 (Union Street Extension) (911 Address: 12209 Coastal Highway, Milton, DE) (Tax Map I.D. # 235-7.00-44.00).

Conditional Use #1993 David J. Bosco

IGB

Application of **DAVID J. BOSCO** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a paint ball park to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.1345 acres, more or less, land lying east of Road 600 (Saint Johnstown Road) 1,760 feet north of Road 597 (Tuckers Road) (911 Address: 14639 Saint Johnstown Road, Greenwood, DE) (Tax Map I.D. # 4-30-8.00-9.02).

Change of Zone #1755 Bunting – Gray, LLC

RS

Application of **BUNTING – GRAY, LLC** an Ordinance to modify Condition No. 1 and delete Conditions No. 2 and No. 15 imposed on Ordinance No. 1532 for Change of Zone No. 1460, the application of Bunting – Gray, LLC for “The Refuge at Dirickson Creek”, a MR-RPC Medium Density Residential District – Residential Planned Community, to increase the maximum number of allowable dwelling units from 343 units to 355 units, of which no more than 68 units shall be multi-family units, and to eliminate the B-1 Neighborhood Business uses permitted by Ordinance No. 1532 on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.3494 acres, more or less, land lying north of Route 54 (Lighthouse Road) 0.6 mile east of Road 381 (Old Mill Bridge Road) (911 Address: None Available) (Tax Map I.D. # 5-33-12.00-674.00).

Change of Zone # 1756 Delmarva Power & Light Company

MR

Application of **DELMARVA POWER & LIGHT COMPANY** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and a C-1 General Commercial District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 13.57 acres, more or less, land lying southwest of Handy Road (Road 337) and southwest of U.S. Route 113 (DuPont Highway) (911 Address: None Available) (Tax Map I.D. # 2-33-5.00-135.00, 136.00, 137.01, and part of 125.00).

Old Business

Sandbar Village

Revised Site Plan – Route One

MJ

Sea Cliff MR/RPC

Revised Site Plan Phase 1 – Road 336

RS

Charles F. & Cristy Greaves

Commercial Site Plan – Route 16

IGB

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 25, 2014, at 4:00 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.

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