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# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

August 11, 2016

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – July 28, 2016

#### Old Business

##### C/Z #1800 Sussex Real Estate Partners, LLC (Belle Terre)

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) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing **123.75 acres, more or less.** The property is located southwest of Dorman Farm Ln., 1,000 ft. southwest of Mulberry Knoll Rd. (Rd. 284) and being approximately 1,800 ft. southeast of Cedar Grove Rd. (Rd. 283) and approximately 1,200 ft. northwest of John J. Williams Hwy. (Rt. 24). (911 Address: None Available) Tax Map I.D. 334-12.00-17.00, 18.00, 19.00 and 20.00

##### **Announcement of receipt of written comments regarding TIS Results**

##### 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/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)

**Public Hearings**

**2016-12 Redden Wood Phase II – Dustin Berlinger**

This a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 53.39 acres +/- into 41 single family lots with open space. The property is located southwest of the Redden Wood subdivision, south of Neptune Rd., approximately 265 ft. southwest of White Oak Dr. Tax ID: 135-7.00-12.00. Zoning: AR-1 (Agricultural Residential District).

**C/U #2053 Red Dog Plumbing and Heating c/o Ken Wood**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an HVAC business located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.10 acres, more or less.** The property is located at the northwest of Roxana Rd. (Rt. 17) across from Smith Ave. and 400 ft. northeast of Smithfield Acres Rd. (Rd. 52B). 911 Address: 37058 Roxana Rd., Selbyville. Tax Map I.D. 533-10.00-14.00

**C/U #2054 Utilisite, Inc.**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office, equipment storage, and parking for a construction company located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.0 acres, more or less.** The property is located at the east of Robinsonville Rd. (Rd. 277), 800 ft. north of Harts Rd. (Rd. 277A). 911 Address: 20721 Robinsonville Rd., Lewes. Tax Map I.D. 234-6.00-99.01

**C/Z #1805 MTC Properties, LLC**

~~**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 24.835 acres, more or less.**~~ The property is located at the east of Sussex Hwy. (U.S. Rt. 13), 0.25 mile south of Adams Rd. (Rd. 583). 911 Address: 14485 Sussex Hwy., Bridgeville. Tax Map I.D. 530-14.00-24.00

**WITHDRAWN 8/4/16**

**Other Business**

**Kaisy's Restaurant**

Revised Final Plan

**Tidewater Landing 2013-2**

Final Subdivision Plan

**Saddle Ridge MR-RPC**

Revised Final Site Plan

**The Grove (CU 2028)**

Preliminary Site Pan

**Lands of James and Sallie Wharton on Kings Crossing Rd.**

Minor subdivision

**Lands of Roger P. Edwards off Camp Arrowhead Rd.**

Minor subdivision with a 50 ft. easement

**Lands of Ponderosa Acres, LLC on Rt. 113**

Minor subdivision with a 50 ft. easement

**Lands of Sposato (CU 1446)**

Request to Amend a Condition of Approval

**Additional Business**

Discussion regarding Comprehensive Plan

Opportunity for public comment regarding Comprehensive Plan

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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 August 4, 2016, at 2:11 pm., 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: August 4, 2016 (to remove C/Z #1805)

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