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# Sussex County Planning & Zoning Commission

## AGENDA

AUGUST 21, 2014

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – August 7, 2014

### Old Business

**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).

**Public Hearings**

**Conditional Use #1994 Robert Wilkerson**

**MJ**

Application of **ROBERT WILKERSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automobile repair shop to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.5 acres, more or less, land lying north of Route 88 (Cave Neck Road) 340 feet east of Road 261 (Sweetbriar Road) (911 Address: None Available) Tax Map I.D. # 2-35-22.00-18.09).

**Conditional Use #1995 Adele H. Fluharty**

**MJ**

Application of **ADELE H. FLUHARTY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an excavating company storage of equipment and office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.34 acres, more or less, land lying east of Road 279 (Camp Arrowhead Road), 260 feet south of Road 279A (Waterview Road) (911 Address: 22379 Camp Arrowhead Road, Lewes, DE) (Tax Map I.D. # 2-34-12.00-84.00).

**Subdivision 2014-4 David L. Banks**

**RS**

Application of **DAVID L. BANKS** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, Sussex County, by dividing 20.044 acres into 16 lots, located at the northeast corner of the intersection of Armory Road (Road 382) and Townsend Road (Road 340) (Tax Map I.D. # 4-33-2.00-6.10).

**Other Business**

**Peninsula Lakes MR/RPC**  
Revised Site Plan – Road 299

**MJ**

**Far East Capital**  
2 Lots on 50' Right of Way – Penny Packer Lane

**MJ**

**Richard Culley**  
3 Lots on 50' Right of Way – Road 13A

**MR**

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 11, 2014, 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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