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# Sussex County Planning & Zoning Commission

## AGENDA

SEPTEMBER 11, 2014

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – August 21, 2014

### Old Business

#### 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).



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

**Public Hearings**

**Change of Zone # 1757 BLN. LLC**

**MJ**

Application of **BLN, LLC** 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 Georgetown Hundred, Sussex County, containing 14,400 square feet, more or less, land lying southeast of Route 9 (Lewes Georgetown Highway) 0.6 mile west of Road 321 (Park Avenue) (911 Address: 22440 Lewes Georgetown Highway, Georgetown, DE) (Tax Map I.D. # 135-15.00-83.00).

**Other Business**

**The Preserve at Cedar Pines**

**RS**

C/Z # 1747 MR/RPC Preliminary Site Plan – Road 357  
C/U #1986 Preliminary Site Plan – Road 357

**Americana Bayside MR/RPC**

**RS**

C/Z #1748 Preliminary Site Plan – Road 395

**Cadbury at Lewes**

**MJ**

C/Z #1753 Preliminary Site Plan – Road 267

**Peninsula Lakes MR/RPC**

**MJ**

Phase 1 Final Record Plan – Road 299

**Puras, LLC**

**RS**

Preliminary Commercial Site Plan – Route 26

**Ray Baker**

**MR**

C/U #1968 Site Plan – Road 506

**Batson Creek Estates**

**RS**

Recreation Area Site Plan – Grady Lane

**Sawgrass North Phase 1**

**MJ**

Recreation Area Site Plan – Creekside Drive

**Lynn & Karen McColley**

**IGB**

3 Parcels & 50’ Right of Way – Road 201

**David L. Banks**

**RS**

50’ Easement – Road 365

**Helen Street & Others**  
Topography Waiver Request – Road 308

**MJ**

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 25, 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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