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Sussex County Planning & Zoning Commission

AGENDA

September 24, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 10, 2015

Old Business

C/U #2017 Eli and Victoria Zacharia

MJ

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,500 square feet, more or less. The property is located northwest of John J. Williams Highway (Route 24), 365 feet southwest of Spencer Lane, the entrance into Harts Landing Subdivision (911 Address: 20336 John J. Williams Highway, Lewes) Tax Map I.D. 334-18.00-7.00.

C/Z #1780 Lockwood Design & Construction Inc.

MJ

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a HR-1 (RPC) (High Density Residential District- Residential Planned Community) for a certain parcel of land lying and being in Lewes Rehoboth Hundred, Sussex County containing 35.45 acres, more or less. The properties are located on the northeast side of Warrington Rd. (Rd. 275), 0.25 mile southeast of John J. Williams Hwy. (Rt. 24) (911 Address: None Available) Tax Map I.D. 334-12.00-127.02, 127.04, 127.05

C/U #2025 Rudy South c/o T & C Properties, LLC

MJ

an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for boat sales, service and storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 27.84 acres, more or less. The property is located northeast of Robinsonville Rd. (Rd. 277) approximately 1200 ft. northwest of Webb's Landing Rd. (Rd. 277B) (911 Address: None Available) Tax Map I.D. 234-6.00-96.00



C/U #2026 Cristian Omar Hernandez Perez and Terri L. Martin **MJ**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a home based business (auto repair, detailing, and auto resales) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.982 acres, more or less. The property is located south of Lewes-Georgetown Hwy. (Rt. 9) 0.8 mile east of Harbeson Rd. (Rt. 5) at Harbeson (911 Address: 26740 Lewes-Georgetown Hwy., Harbeson) Tax Map I.D. 235-30.00-60.00

C/Z #1783 Cauthen Ventures DE, LLC **RS**
an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 14.79 acres, more or less. The property is located north of Lighthouse Rd. (Rt. 54) east of Laws Point Rd., and northwest of Bayville Shores Dr. (911 Address: None Available) Tax Map I.D. 533-12.00-100.00

C/U #2028 Cauthen Ventures DE, LLC **RS**
an Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.79 acres, more or less. The property is located north of Lighthouse Rd. (Rt. 54), east of Laws Point Rd., and northwest of Bayville Shores Dr. (911 Address: None Available) Tax Map I.D. 533-12.00-100.00

Public Hearings

C/U #2030 Dean Sherman / Sherman Heating Oil **RW**
an Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for propane and oil storage tanks to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 8.82 acres, more or less. The property is located west of Sussex Hwy. (U.S. Rt. 13) and east of Seaford Rd. (U.S. Rt. 13A). (911 Address: None Available) Tax Map I.D. 331-3.00-164.00

C/U #2031 East Coast Auto, Inc. **RW**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for used car sales to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 1.3 acres, more or less. The property is located south of Stein Hwy. (Rt. 20) 0.29 mile east of Woodland Ferry Rd (Rt. 78). (911 Address: None Available) Tax Map I.D. 531-11.00-40.00

Other Business

The Overlook off Bayville Rd. **RS**
Revised Final Site Plan

Lands of George Shockley off Central Ave. **MJ**
Preliminary Site Plan

Lands of Jeffrey & Patricia Peck

IGB

Consideration of a Minor Subdivision off 50' easement

Lands of Franklin Vincent Jr.

IGB

Consideration of Minor Subdivision with 50' easement

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 17, 2015, at 10:43 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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