

ROBERT C. WHEATLEY, CHAIRMAN  
IRWIN G. BURTON III  
MICHAEL B. JOHNSON  
MARTIN L. ROSS  
RODNEY SMITH



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Planning & Zoning Commission

## AGENDA

OCTOBER 24, 2013

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – October 10, 2013

### Old Business

#### Conditional Use #1970 Matthew A. Carr

**MJ**

Application of **MATTHEW A. CARR** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 1.033 acres, more or less, lying east of Sand Hill Road (Road 319) and 0.3 mile south of Wilson Road (Road 244) (Tax Map I.D. # 1-35-10.00-56.03).

#### Subdivision #2007-31 Sussex Ventures

**RW**

Application of **SUSSEX VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, Sussex County, by dividing 28 acres, in 28 lots (Cluster Development), located north of Road 485A, and east of U.S. Route 13.

Final – Southpointe Crossing

### Public Hearings

#### Conditional Use #1971 Greg N. Johnson

**MR**

Application of **GREG N. JOHNSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a countertop manufacturing business to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 8.145 acres, more or less, lying south of Route 64 (Whitesville Road) 500 feet east of U.S. Route 13 (Sussex Highway) (Tax I.D. # 5-32-6.00-87.02).



**Conditional Use #1972 Harry E. Miller** **RS**  
Application of **HARRY E. MILLER** to consider the Conditional Use of land in a GR General Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.20 acres, more or less, lying south of Iron Branch Road (Road 331) 150 feet east of Thorogoods Road (Road 333) (Tax Map I.D. # 2-33-5.00-189.05).

**Change of Zone #1737 Robert & Julie Norwood** **MJ**  
Application of **ROBERT & JULIE NORWOOD** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 24,205 square feet, more or less, lying at the northwest corner of Route 24 and Retz Lane (a private street) 280 feet southwest of Road 284 (Mulberry Knoll Road) (Tax Map I.D. # 3-34-12.00-25.00 & 26.00).

**Change of Zone #1738 Atlantic Community Thrift Shop, Inc.** **RS**  
Application of **ATLANTIC COMMUNITY THRIFT SHOP, INC.** to amend Comprehensive Zoning Map from 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 1.46 acres, more or less, lying at the south of Route 26 (Atlantic Avenue) 100 feet southeast of Road 348 (Irons Lane) (Tax Map I.D. # 1-34-11.00-184.02 & 185.00).

**Subdivision #2013-9 Louis J. & Antoinette Perri** **MR**  
Application of **LOUIS J. & ANTOINETTE PERRI** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 5.00 acres in 4 lots, and a waiver from the street design and forested buffer requirements, located north of Road 64 and across from Road 454 C (Tax Map I.D. 5-32-7.00-27.14).

**Other Business**

**The Seasons HR/RPC** **MJ**  
Revised Site Plan – Road 273

**Subdivision #2005-64 Palisades Land, LLC** **RS**  
Revised Preliminary

**Van Gabriel Terlemezian** **MJ**  
3 Lots & 50' Right of Way – Road 249

**Larry L. & Jeanette H. Yoder** **IGB**  
Lot & 50' Easement – Road 36

**Dennett Pridgeon** **MR**  
Relocation of 50' Easement – Road 72

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Planning & 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 October 14, 2013, 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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