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Sussex County Planning & Zoning Commission

REVISED AGENDA

October 29, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 15, 2015

Old Business

C/Z #1785 Truitt Homestead, LLC MJ
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 Lewes and Rehoboth Hundred, Sussex County containing 23.5079 acres, more or less. The property is located west of Shuttle Rd. (Rd. 273D) 250 ft. northwest of Country Club Rd. (911 Address: None Available) Tax Map I.D. 334-19.00-3.00

C/U #2029 Truitt Homestead, LLC MJ
An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for single-family / condominium units (age restricted) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 23.5079 acres, more or less. The property is located west of Shuttle Rd. (Rd. 273D) 250 ft. northwest of Country Club Rd. (911 Address: None Available) Tax Map I.D. 334-19.00-3.00

Public Hearings

2015-4 Bankove MJ
The plan proposes to subdivide 101 acres into 25 lots with private roads and open space. The property is located on the southeast side of Jersey Rd. and the east side of Holly Oaks Rd. just south of John J. Williams Hwy (Rt. 24). The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 234-32.00-110.00



C/U #2021 VIII P-Loan Portfolio Holding, LLC MJ
An Ordinance to grant a Conditional Use of land in a CR-1 (Commercial Residential District) and an AR-1 (Agricultural Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 29.66 acres, more or less. The property is located at the southwest corner of the intersection of John J. Williams Hwy. (Rt. 24) and Autumn Rd. (Rd. 299). (911 Address: None Available) Tax Map I.D. 234-23.00-115.00

C/U #2032 Guillermo Vasquez, t/a F&N Vasquez Concrete, LLC IGB
An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a construction company office equipment parking and shop/yard to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.125 acres, more or less. The property is located north of Sherman Ave. (Rd. 213B) 135 ft. east of North Old State Rd. (Rd. 213). (911 Address: 18578 Sherman Ave., Lincoln) Tax Map I.D. 330-14.16-5.03 and 5.00

C/Z #1788 Upesh Vyas MJ
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 Indian River Hundred, Sussex County containing 26,596 square feet, more or less. The property is located at the northwest corner of the intersection of John J. Williams Hwy. (Rt. 24) and Indian Mission Rd. (Rt. 5). (911 Address: 24858 John J. Williams Hwy., Millsboro) Tax Map I.D. 234-23.00-269.08

Other Business

Thomas and Laura Kucharik CU # 2006 MJ
Preliminary Site Plan

Lands of Black off Shingle Point Rd. MJ
Minor subdivision off Private Rd.

Earth Movers CU # 545 RW
Request to Amend Condition of Approval

Edward J. Kaye CU # 1413 RW
Request to Amend Condition of Approval

Earth Movers CU # 430 RW
Request to expand Conditional Use

Saddle Ridge CZ #1742 MJ
Final Site Plan

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 October 22, 2015, at 10:31 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.

Revised: October 22, 2015 (to include other business CZ #1742)

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