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# Sussex County Planning & Zoning Commission

## AGENDA

NOVEMBER 14, 2013

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – October 24, 2013

### Old Business

#### 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).



**Public Hearings**

**Conditional Use #1973 Sandhill Homes, LLC**

**MJ**

Application of **SANDHILL HOMES, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 8,277 square feet, more or less, lying at the southwest of Silver Lake Drive 650 feet south of Robinson's Drive 780 feet northwest of Pine Lane (Tax I.D. # 3-34-20.09-120.00).

**Subdivision #2013-10 David Green**

**MJ**

Application of **DAVID GREEN** to consider the Subdivision of land in a AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 32.06 acres into 5 lots, located east of Coolspring Road (Road 290) 4,000 feet north of Stockley Road (Road 280) (Tax Map I.D. 2-34-5.00-38.00).

**Subdivision #2013-11 Joseph J. & Jo Ann Tittermary**

**IGB**

Application of **JOSEPH J. & JO ANN TITTERMARY** to consider the Subdivision Of land in a GR General Residential Zoning District in Broadkill Hundred, Sussex County, by dividing 29,629 square feet into 2 lots, located south of Bayshore Drive (Road 16 A) and being Lot 2 of Subdivision of Lands of Jennie H.J. Layton, et al (Tax Map I.D. 2-35-10.00-1.06).

**AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XXV, SUBSECTION 115-179B OF THE CODE OF SUSSEX COUNTY, ENTITLED "HEIGHT REGULATIONS" IN REGARD TO THE HEIGHT OF CERTAIN BUILDINGS.**

**AN ORDINANCE TO AMEND CHAPTER 99 OF THE CODE OF SUSSEX COUNTY, ENTITLED "SUBDIVISION OF LAND" IN ORDER TO EXTEND THE TIMEFRAME IN WHICH LANDOWNERS MAY PERFORM SITE WORK OR CONSTRUCT CERTAIN IMPROVEMENTS WITHOUT POSTING A BOND OR PERFORMANCE GUARANTY.**

**AN ORDINANCE TO AMEND CHAPTER 90 OF THE CODE OF SUSSEX COUNTY, ENTITLED "SEDIMENT CONTROL AND STORMWATER MANAGEMENT" AND CHAPTER 99 OF THE CODE OF SUSSEX COUNTY, ENTITLED "SUBDIVISION OF LAND" IN REGARD TO THE BONDING AND GUARANTIES REQUIRED FOR SURFACE DRAINAGE FACILITIES UNDER THE JURISDICTION OF THE SUSSEX COUNTY CONSERVATION DISTRICT.**

**Other Business**

**Nassau Feed & Grain, Inc.**

Preliminary Commercial Site Plan – Nassau Road

**IGB**

**Atlantic Coast Inn**

Preliminary Commercial Site Plan – Route 54

**RS**

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**Planning & Zoning Commission meetings can be monitored on the internet at [www.sussexcountvde.gov](http://www.sussexcountvde.gov).**

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 29, 2013, at 3:00 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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