



# PLANNING & ZONING

## AGENDAS & MINUTES

OCTOBER 11, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 11, 2012, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of September 20, 2012
- IV. Old Business
  - 1. C/U #1943 – Charles L. Williams MJ
  - 2. C/Z #1719 – Castaways Bethany LLC RS
  - 3. C/Z #1720 – Castaways Bethany LLC RS
  - 4. C/U #1944 – Castaways Bethany LLC RS
  - 5. C/U #1945 – Alfonso Matos RW
  - 6. C/Z #1721 – Captain's Way Development LLC IGB
- V. Other Business
  - 1. C/U #1716 – Andrew Lubin MJ  
Determination of Substantially Underway – Route 24
  - 2. Subdivision #2005-78 – Delmarva Woodlands Alliance MJ  
Cool Spring Meadows – Amended Conditions
  - 3. Subdivision #2005-74 – Delmarva Woodlands Alliance MJ  
Welsh Run – Amended Conditions

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|----|---|----|
| 4. | Richard Poppleton & Anthony Crivella<br>Commercial Site Plan – Central Avenue | MJ |
| 5. | West Rehoboth Community Land Trust<br>C/U #1722 Site Plan – Burton Avenue     | MJ |
| 6. | Tower Shore Realty, LLC<br>C/U #1918 Site Plan – Ocean Road                   | RS |
| 7. | Pelican Point Phase 4-7<br>Revised Preliminary Plan                           | MJ |
| 8. | Greater Lewes Community Village<br>Discussion                                 |    |
| 9. | Delaware Electric Cooperative<br>C/U #1941 Site Plan – Road 62                | MR |

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: September 24, 2012

REVISED: September 25, 2012 (To include Other Business Pelican Phase 4-7)

REVISED: October 3, 2012 (To Include Other Business Delaware Electric Cooperative)

OLD BUSINESS

1. C/U #1943 – application of **CHARLES L. WILLIAMS** to consider Conditional Use of land in an AR -1 Agricultural Residential District for an automotive repair shop/garage, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.565 acres, more or less, lying north end of Summer Place, a private Road, 265 feet north of Road 291 (Martins Farm Road) and being approximately 3,000 feet east of Route 5 (Tax Map I.D. 3-34-9.00-1.03).
2. C/Z #1719 – application of **CASTAWAYS BETHANY LLC** to amend the Comprehensive Zoning Map from MR Medium Density Residential District to a AR-1 Agricultural Residential District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.00 acres, more or less, on two (2) parcels, lying east of Cedar Neck Road (Road 357) across from Sandy Cove Road (Road 358) (part of Tax Map I.D. 1-34-9.00-21.00/24.00).
3. C/Z #1720 – application of **CASTAWAYS BETHNAY LLC** to amend the Comprehensive Zoning Map from MR Medium Density Residential District to a CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.02 acres, more or less, lying east of Cedar Neck Road ( Road 357) across from Sandy Cove Road (Road 358) (part of Tax Map I.D. 1-34-9.00-21.00).
4. C/U #1944 – application of **CASTAWAYS BETHANY LLC** to consider Conditional Use of land in an C-1 General Commercial District, CR-1 Commercial Residential District, a MR Medium Residential District, and an AR -1 Agricultural Residential District for multi-family dwelling structures, a campground, and an outdoor amusement place, where permitted as conditional uses, to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 38.53 acres, more or less lying east of Cedar Neck Road (Road 357) and across from Sandy Cove Road (Road 358) (Tax Map I.D. 1-34-9.00-21.00 and 24.00).

5. C/U # 1945 – application of **ALFONSO MATOS** to consider Conditional Use of land in an AR-1 Agricultural Residential District for a small storage facility, to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 14,964 square feet, more or less lying southwest of Route 20 (Concord Road) 392 feet southeast of Haven Drive, the entry into Broad Acres Subdivision, approximately 1.0 mile east of U.S. Route 13 (Tax Map I.D. 1-32-2.00-133.00).
  
6. C/Z #1721 – application of **CAPTAIN’S WAY DEVELOPMENT LLC** to Amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR-RPC General Residential District – Residential Planned Community to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 154.90 acres, more or less, lying north of Route 16, south of Road 231 (Reynolds Pond Road) and 2,400 feet east of Road 226 (Holly Tree Road) (Tax Map I.D. 235-5.00-5.00 and 2-35-13.00-2.00).