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Sussex County Planning & Zoning Commission

AGENDA

APRIL 23, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 9, 2015

Old Business

Conditional Use #2013 TBHM, LLC

MJ

Application of **TBHM, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a meadery microbrewery for the manufacturing of honey wine and tasting to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred and Broadkill Hundred, Sussex County, containing 2.99 acres, more or less, land lying north of Route 9 (Lewes Georgetown Highway) 600 feet east of Coolspring Road and south of Railroad (911 Address: None Available) (Tax Map I.D. # 334-4.00-34.00 (Part of) and 235-31.00-15.00).

Conditional Use #2014 Jay Beach

MJ

Application of **JAY BEACH** to consider the Conditional Use of Land in an AR-1 (Agricultural Residential District) for a landscaping and site work business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.2594 acres, more or less, land lying west of Beaver Dam Road (Road 285, aka Route 23) 700 feet south of Hopkins Road (Road 286) (911 Address: None Available) (Tax Map I.D. 234-5.00-44.06).



Change of Zone #1767 Adel M. Baghouli

MJ

Application of **ADEL M. BAGHOULI** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.867 acres, more or less, land lying south of U.S. Route 9 (Lewes-Georgetown Highway) and 1,000 feet west of Road 282 (Arabian Acres Road); (911 Address: 28990 Lewes-Georgetown Highway, Lewes) (Tax Map I.D. 334-10.00-31.05 and 31.06).

Change of Zone #1764 Coastal Club, LLC

MJ

Application of **COASTAL CLUB, LLC** an Ordinance to Modify Condition Number 1, 4, 13, and 17 imposed on Ordinance No. 1770 for Change of Zone No.1554, the application of Marine Farm, LLC for the Coastal Club, a MR-RPC (Medium Density Residential District – Residential Planned Community), and to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC (Medium Density Residential District – Residential Planned Community) to a MR (Medium Density Residential District) for a certain parcel of land lying and being Lewes and Rehoboth Hundred, Sussex County, for a 13.425 acres, more or less portion of the property (911 Address: None Available) (Tax Map I.D. 334-11.00-5.00, 395.00, and 396.00).

Other Business

Route Nine, LLC

MJ

Preliminary Commercial Site Plan – Route 9 and Road 249

Yoder Commercial Project

MR

Preliminary Commercial Site Plan – U.S. Route 13

Rommel Office and Warehouse

MJ

Final Commercial Site Plan – Nassau Commons Boulevard

Public Hearings

Change of Zone #1770 TD Rehoboth, LLC

MJ

Application of **TD REHOBOTH, LLC** to amend the Comprehensive Zoning Map from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 114.4821 acres, more or less, land on the northeast side of Route One (Coastal Highway) across from Route 88 (Cave Neck Road) (911 Address: None Available) (Tax Map I.D. 235-23.00-1.00).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 10, 2015, at 2:00 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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