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# Sussex County Planning & Zoning Commission

## AGENDA

June 9, 2016

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – May 26, 2016

### Old Business

#### C/U #2049 Blue Claw, LLC

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a boat storage facility located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.5052 acres, more or less.** The property is located southeast of Downs Landing Rd. (Rd. 313A) 235 ft. southwest of River Rd. (Rd. 312). (911 Address: 30842 Downs Landing Rd., Millsboro). Tax Map I.D. 234-34.00-298.01 & 292.00

#### 2016-7- Wanda Weber

This is a Major Subdivision plan. The plan proposes to subdivide 3.0129 acres +/- into 2 lots with a private road. The property is located at the southwest corner of Shadow Grove Rd. and Roxana Rd. (Rd. 17). Tax Parcel: 134-15.00-126.00. Zoning: AR-1 (Agricultural Residential District).

Waiver request for elimination of landscape buffer and from the street design standard.

### Public Hearings

#### C/U #2051 Dale Thaxton

**An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for a computer repair business located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.236 acres, more or less.** The property is located east of Camp Arrowhead Rd. (Rd. 279) southwest of Cypress Dr. 125 ft. northwest of Maple Ln. and being Lot 50, Angola Neck Park Subdivision. (911 Address: 22874 Cypress Dr., Lewes). Tax Map I.D. 234-12.14-54.00



**C/U #2052 Delaware Electric Cooperative, Inc.,**  
**An Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for a public utility located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 20.48 acres, more or less.**  
The property is located west of Sussex Hwy. (U.S. Rt. 13) north of Adam Rd (Rd. 583) and east of Cart Branch Rd. (Rd. 583A). (911 Address: 14198 Sussex Hwy., Greenwood). Tax Map I.D. 530-14.00-13.00, 14.00, 16.00, and 18.01

**Other Business**

**Red Clover Walk 2007-5**  
Final Subdivision Plan

**The Woods at Burtons Pond 2007-29**  
Final Subdivision Plan

**Beachfire Brewery on Central Ave. (CU 2042)**  
Preliminary Site Plan

**Cellco Partnership for Tucker Farm, LLC on Hummingbird Rd.**  
Preliminary Site Plan

**Cellco Partnership for Richard Cook on Watson Rd.**  
Preliminary Site Plan

**Carillon Woods on Indian Mission Rd.**  
Preliminary Site Plan

**Thermo King Chesapeake on Sussex Hwy.**  
Preliminary Site Plan

**Coastal Club**  
Amendment to Condition of Approval

**Additional Business**

Discussion of Comprehensive Plan

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Planning and 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 June 1, 2016, at 1:50 pm., 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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