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Sussex County Planning & Zoning Commission

REVISED AGENDA

JUNE 13, 2013

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 23, 2013

Old Business

Subdivision #2013-1

MJ

Application of **BOARDWALK DEVELOPMENT, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 17.52 acres into 35 lots, (Cluster Development), located north of Road 277 (Angola Road) approximately 2,200 feet west of Road 278 (Tax Map I.D. 2-34-12.00-13.01).

Subdivision #2013-2

MJ

Application of **VESCO, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, for a 30 lot expansion to a preliminary approved 183 lot cluster subdivision for a total of 213 lots on 162.95 acres, located east of Road 277 (Robinsonville Road), 400 feet south of Road 287 (Kendale Road) (Tax Map I.D. 2-34-6.00-90.00).

Conditional Use #1951

MJ

Application of **JACK LINGO ASSET MANAGEMENT, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a rv resort and campground, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 162.424 acres, more or less, lying southeast of Ward Road (Road 283A) and southeast of Cedar Grove Road (Road 283) 2,400 feet southwest of Mulberry Knoll Road (Road 284) (Tax Map I.D. 3-34-12.00-16.00, Part of).

Announcement of receipt of Traffic Impact Study from DelDot (Introduction Only)



Change of Zone #1725

MJ

Application of **JACK LINGO ASSET MANAGEMENT, LLC** to amend the Comprehensive Zoning Map from GR General Residential District to AR-1 Agricultural Residential District, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 74 acres, more or less, lying southeast of Ward Road (Road 283A) and southeast of Cedar Grove Road (Road 283) 2,400 feet southwest of Mulberry Knoll Road (Road 284) (Tax Map I.D. 3-34-12.00-16.00 Part of).
Announcement of receipt of Traffic Impact Study from DelDot (Introduction Only)

Public Hearings

Change of Zone #1730 Two Farms, Inc.

MR

Application of **TWO FARMS, INC.** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District and a C-1 General Commercial District to an CR-1 Commercial Residential District, to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 9.4596 acres, more or less, lying southeast corner of U.S. Route 13 and Route 24 (Tax Map I.D. 3-32-1.00-100.00 & 101.00).

Subdivision #2013-3 Rocks Bethany, LLC

RS

Application of **ROCKS BETHANY, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 2.33 acres into 5 lots, and a waiver from the Forested Buffer requirement, located on the east side of Delaware Route One, north of Gum Road, a private road within Sussex Shores Subdivision (Tax Map I.D. 1-34-13.00-142.00 & 143.00).

Subdivision #2013-6 Cannon Road Investments

MJ

Application of **CANNON ROAD INVESTMENTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 142.019 acres into 254 lots, (21 expansion to a previously approved 233 lot preliminary approved application #2010-6), located on the east and west side of Cannon Road (Road 307) with the intersection on the southwesterly side of Indian Mission Road (Route 5) (Tax Map I.D. 2-34-16.00- P/O 19.00 and 234-17.00-358.00-381.00).

Subdivision #2013-7 Cannon Road Investments

MJ

Application of **CANNON ROAD INVESTMENTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 95.197 acres into 189 lots, (as an expansion to a previously approved 177 – preliminary Subdivision application #2003-47), located on the southwesterly side of Townsend Road (Road 303) approximately 450 feet southwest of Avalon Road (Road 303-A) (Tax Map I.D. 234-16.00-P/O 21.00)

Other Business

Delf

MJ

Commercial Site Plan – Road 275A

Heirs of Ruth Conrad

MR

2 Parcels & 50' Easement – Road 471

Caleb F. Sierra

RW

2 Lots & 50' Easement – Road 547

Thomas Millard

IGB

2 Parcels & 50' Easement – Road 229B

Tall Pines Campground

MJ

Discussion

Sawgrass MR/RPC

MJ

Revised Landscape Plan – Old Landing Road

Planning & Zoning Commission meetings can be monitored on the internet at www.sussexcountvde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 30, 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.

Revised: June 3, 2013 (to remove Case Nos. C/Z #1729 & C/U #1963 & to add Other Business Sawgrass MR/RPC)

Revised: June 6, 2013 (to include Old Business Case Nos. C/U #1951 & C/Z #1725)

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