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Sussex County Planning & Zoning Commission

AGENDA

JULY 30, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – July 9, 2015

Old Business

C/Z #1768 Convergence Communities

RS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR -1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District - Residential Planned Community) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 49.66 acres, more or less. The property is located north of Rd 361 (Muddy Neck Rd) east and south of Ocean Way Estates Subdivision, west of Assawoman Canal, and also north of the Ocean View Beach Community in the Town of Ocean View with access from Nantasket Ave, Old Orchard Ave, Ocean Beach, Ave, and Gooseberry Ave (911 Address: None Available) Tax Map I.D. 134-17.00-12.00. To announce receipt of Information regarding amenities.

2004-52 Holland Mills Subdivision

MJ

Walker Road Development, LLC is requesting to revise the approved final record plan to consider the deletion of the sidewalks throughout the development. The subdivision is zoned AR-1. The subdivision is located on the south side of Walker Rd., approximately 1 mile west of Hudson Rd. Tax Map I.D.: 235-26.00-8.00, 8.01 & 235-26.00-183.00 through 235-26.00-318.00

2004-53 Anthem Subdivision

MJ

Holland Mills Development, LLC is requesting to revise the approved final record plan to consider the deletion of the sidewalks throughout the development. The subdivision is zoned AR-1. The subdivision is located on the north side of Walker Rd., approximately 1 mile west of Hudson Rd. Tax Map I.D.: 235-26.00-7.00, 7.01 & 235-26.00-336.00 through 235-26.00-487.00



2015-2 Tall Grass Estates Lands

MJ

Lands of Mary S. Hazzard zoned AR-1 (Agricultural Residential District) and GR (General Residential District) in Indian River Hundred, Sussex County, by dividing 18.366 acres into 16 lots. The property is located east of Wil King Rd. (Rd. 288) 600 ft. north of Conleys Chapel Rd. (Rd. 280B). Tax Map I.D.: 234-6.00-74.09 & 74.10

C/Z #1779 Thomas K. Munce and Judy L. Munce

IGB

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County containing 3.033 acres, more or less. The property is located east of U.S. Rte. 113 (DuPont Blvd) 0.54 mile north of Rte. 16 (Beach Hwy) (911 Address: 12327 N. DuPont Blvd, Ellendale) Tax Map I.D. 230-26.00-35.00

Public Hearings

2015-3 Reddenwood II Subdivision

MJ

The plan proposes to subdivide 53.39 acres into 41 single family lots with open space. The property is located southwest of the Reddenwood subdivision, south of Neptune Rd., approximately 265 ft. southwest of White Oak Dr. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 135-7.00-12.00

Withdrawn by applicant on 7/20/15

C/U #2022 Home of the Brave Foundation, Inc.

IGB

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a nonprofit boarding home for female veterans to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 5.0 acres, more or less. The property is located northwest of Sharps Rd. (Rd. 200) 0.6 mile northeast of Coastal Hwy. (Rt. One) (911 Address: 6632 Sharps Rd., Milford) Tax Map I.D. 330-12.00-11.01

C/U #2023 Frank Miranda

RS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a veterinarian office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.52 acres, more or less. The property is located northeast of Lighthouse Rd. (Rt. 54) 1,112 ft. northwest of Rd. 389, near Williamsville Intersection (911 Address: 33053 Lighthouse Rd. Selbyville) Tax Map I.D. 533-18.00-12.00

C/U #2024 Stockley Materials, LLC

MJ

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for commercial landscaping materials, storage and sales to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.68 acres, more or less. The property is located southeast of Lewes-Georgetown Hwy. (Rt. 9) 0.3 miles southwest of Coastal Hwy. (Rt. One) (911 Address: None Available) Tax Map I.D. 334-5.00-192.00, 193.00, 194.00

Other Business

<u>Glen Cove – Burbage Rd.</u> Final Subdivision Plan	RS
<u>Pelican Point 2013-6 and 2013-7 Phases 2-5</u> Final Subdivision Plan for Phase 2-5	MJ
<u>Arbor at Cottage Dale</u> Final Site Plan Approval	MJ
<u>Master Tire</u> Final Site Plan CU 1964	MJ
<u>Coastal Club – Land Bay 5</u> Final Subdivision Plan for Land Bay 5	MJ
<u>Coastal Club – Clubhouse</u> Preliminary Site Plan for Clubhouse	MJ
<u>Harold E. Dukes, Jr. on Lewes-Georgetown Hwy.</u> Final Site Plan	MJ
<u>Lands of Delores B. Lane off Noble Rd.</u> Minor Subdivision off a 50' easement	RW
<u>Bay Forest Club Subdivision Phase 3.1</u> Relocation of Sidewalks & amenity changes for phase 3.1	RS
<u>The Overlook off Bayville Rd.</u> Relocation of Walking Path	RS
<u>CU # 1642 Sunrise Ventures, LLC</u> Request for extension	MJ

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 22, 2015, at 4:20 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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