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Sussex County Planning & Zoning Commission

AGENDA

JULY 9, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 25, 2015

Presentation by County Administrator

New Planning and Zoning Website

Old Business

C/U #2017 Eli and Victoria Zacharia

IGB

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,500 square feet, more or less. The property is located northwest of John J. Williams Hwy (Rt 24), 365 ft southwest of Spencer Ln, the entrance into Harts Landing Subdivision (911 Address: 20336 John J. Williams Hwy, Lewes) Tax Map I.D. 334-18.00-7.00.

Request for reconsideration for failure to appear

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.

C/U #2019 JB Builders, LLC

MJ

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a construction company office; storage of materials; retail sales; and equipment storage and rental to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 34,495.70 square feet, more or less. The property is located north of John J. Williams Hwy. (Rt. 24) 500 ft. east of Gull Point Rd. (Rd. 313) (911 Address: 27324 John J. Williams Hwy., Millsboro) Tax Map I.D.: 234-28.00-153.00.

C/U #2020 Charles Auman

IGB

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for mini-storage units, and boat and rv storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 8.93 acres, more or less. The property is located west of Marshall St. Ext. (Rd. 225) and south of Swain's Private Rd. 570 ft. west of Marshall St. Ext. (911 Address: None Available) Tax Map I.D.: 330-11.17-18.00 and 330-15.05-6.00.

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.

Public Hearings

C/Z #1778 John Floyd Lingo

MJ

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 Broadkill Hundred, Sussex County containing 0.74 acre, more or less. The property is located south of Rte. 9 (Lewes-Georgetown Hwy) 200 ft. east of Rte. 5 (Harbeson Rd) (911 Address: None Available) Tax Map I.D. 235-30.00-68.00.

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

Other Business

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| <u>Seaford Agrisoil on Rt. 13A and Enviro Way</u> Final Site Plan | RW |
| <u>Mountaire – Corporate Headquarters Facility on Rt. 24</u> Preliminary Site Plan | MJ |
| <u>Sawgrass North at White Oak Creek</u> Request for Record Plat Revision | MJ |
| <u>Lands of Lofland</u> Minor Subdivision off easement on Lofland Ln. | IGB |
| <u>Lands of Donald and Lorna Hearn on Simpler Branch Rd.</u> Lot Line Adjustment & Minor Subdivision with 50' easement | MJ |
| <u>Lands of Mark and Amanda Johnson on Donovan Rd.</u> Minor Subdivision with 50' easement | IGB |
| <u>Lands of Rolland and Paula Marvel on Rickards Rd.</u> Minor subdivision with 50' easement | RS |
| <u>Lands of Warren and Stoeckel near Cynthia Marie Dr.</u> Minor subdivision off a 50' easement | RS |
| <u>H&H Brand Farms, Inc. District</u> Agricultural Preservation District | MR |

Additional Business

Reorganization

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 1, 2015, at 11:18 a.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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