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# Sussex County Planning & Zoning Commission

## AGENDA

August 13, 2015

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – July 30, 2015

### Old Business

#### 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 #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



**Public Hearings**

**C/U #2017 Eli and Victoria Zacharia** MJ  
**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 Highway (Route 24), 365 feet southwest of Spencer Lane, the entrance into Harts Landing Subdivision (911 Address: 20336 John J. Williams Highway, Lewes) Tax Map I.D. 334-18.00-7.00.

**C/Z #1781 Riverview Associates III, LLC** RS  
**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 Dagsboro Hundred, Sussex County containing 3.00 acres, more or less.** The property is located southwest of Dagsboro Rd. (Rd. 334) 900 ft. northwest of Fire Tower Rd. (Rd. 334A) (911 Address: 28086 Dagsboro Rd. Dagsboro) Tax Map I.D. 233-10.00-17.00

**C/Z #1780 Lockwood Design & Construction Inc.** MJ  
**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a HR-1 (RPC) (High Density Residential District- Residential Planned Community) for a certain parcel of land lying and being in Lewes Rehoboth Hundred, Sussex County containing 35.45 acres, more or less.** The properties are located on the northeast side of Warrington Rd. (Rd. 275), 0.25 mile southeast of John J. Williams Hwy. (Rt. 24) (911 Address: None Available) Tax Map I.D. 334-12.00-127.02, 127.04, 127.05

**AN ORDINANCE TO ESTABLISH A MORATORIUM UPON THE ACCEPTANCE OF SPECIAL USE EXCEPTION APPLICATIONS FOR OFF-PREMISES SIGNS**

**Other Business**

**Woodbridge Subdivision 2005-42** MJ  
Revised Final Subdivision Plan

**Delaware Botanic Gardens (CU 1965)** RS  
Final Site Plan

**Americana Bayside Village A** RS  
Preliminary Site Plan

**Hawthorne Subdivision** MJ  
Revisions to Final Plan

**Lands of Donna Alexander on Evans Rd.** RS  
Minor Subdivision with a 50' easement

<u><b>Johnsonville Subdivision 2006-39</b></u> Elimination of multi-use path	MJ
<u><b>Eastern Shore Natural Gas</b></u> Expansion of Conditional Use (CU 889)	RW
<u><b>Arbor at Cottage Dale</b></u> Final Site Plan Approval	MJ
<u><b>Master Tire</b></u> Final Site Plan CU 1964	MJ
<u><b>CU # 1642 Sunrise Ventures, LLC</b></u> Request for extension	MJ

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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 August 6, 2015, at 10:00 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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