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# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

August 25, 2016

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – August 11, 2016

#### Old Business

##### C/Z #1800 Sussex Real Estate Partners, LLC (Belle Terre)

**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 Lewes and Rehoboth Hundred, Sussex County containing 123.75 acres, more or less.** The property is located southwest of Dorman Farm Ln., 1,000 ft. southwest of Mulberry Knoll Rd. (Rd. 284) and being approximately 1,800 ft. southeast of Cedar Grove Rd. (Rd. 283) and approximately 1,200 ft. northwest of John J. Williams Hwy. (Rt. 24). (911 Address: None Available) Tax Map I.D. 334-12.00-17.00, 18.00, 19.00 and 20.00

##### 2016-12 Redden Wood Phase II – Dustin Berlinger

This a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 53.39 acres +/- into 41 single family lots with open space. The property is located southwest of the Redden Wood subdivision, south of Neptune Rd., approximately 265 ft. southwest of White Oak Dr. Tax ID: 135-7.00-12.00. Zoning: AR-1 (Agricultural Residential District).

##### C/U #2053 Red Dog Plumbing and Heating c/o Ken Wood

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an HVAC business located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.10 acres, more or less.** The property is located at the northwest of Roxana Rd. (Rt. 17) across from Smith Ave. and 400 ft. northeast of Smithfield Acres Rd. (Rd. 52B). 911 Address: 37058 Roxana Rd., Selbyville. Tax Map I.D. 533-10.00-14.00



**C/U #2054 Utilisite, Inc.**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office, equipment storage, and parking for a construction company located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.0 acres, more or less.** The property is located at the east of Robinsonville Rd. (Rd. 277), 800 ft. north of Harts Rd. (Rd. 277A). 911 Address: 20721 Robinsonville Rd., Lewes. Tax Map I.D. 234-6.00-99.01

**Public Hearings**

**C/U #2055 Jeffrey Allen Chorman and Molly Murphy Chorman**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a private airport with landing field with tie-down and parking area to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 5.7 acres, more or less.** The property is located on the southerly right-of-way of Mills Rd. (Rd. 205) 0.95 mile southeast of Cedar Neck Rd. (Rd. 206). 911 Address: Not Available. Tax Map I.D. 330-8.00-46.00 (Part of)

**C/U #2056 Raynol E. Garcia**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office, storage of vehicles and equipment and repair equipment to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.06 acres, more or less.** The property is located at the east of Marshall St. (Rd. 225) 2,800 ft. north of Johnson Rd. (Rd. 207). 911 Address: 7411 Marshall St., Lincoln. Tax Map I.D. 330-15.00-20.01

**C/Z #1806 WYWJ Ventures, LLC**

**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 Northwest Fork Hundred, Sussex County containing 3.034 acres, more or less.** The property is located at the west of Sussex Hwy. (U.S. Rt. 13), 950 ft. south of Adams Rd. (Rd. 600). 911 Address: 14392 Sussex Hwy., Bridgeville. Tax Map I.D. 530-14.00-21.00

**C/Z #1807 WYWJ Ventures, LLC**

**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 Northwest Fork Hundred, Sussex County containing 8.0475 acres, more or less.** The property is located at the west of Sussex Hwy. (U.S. Rt. 13), 2,110 ft. north of Cannon Rd. (Rt. 18). 911 Address: None Available. Tax Map I.D. 131-19.00-4.00

**C/Z #1808 William T. Peden III**

**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 1.9192 acres, more or less.** The property is located at the south of Lewes Georgetown Hwy. (Rt. 9) 800 ft. east of Harbeson Rd. (Rt. 5). 911 Address: 26526 Lewes Georgetown Hwy., Harbeson. Tax Map I.D. 235-30.00-63.00 and 63.01

**Other Business**

**Tidewater Landing 2013-2**

Final Subdivision Plan

**2016-7 Wanda Weber**

Final Subdivision Plan

**Coastal Club Land Bay 3**

Final Site Plan

**Coastal Club Land Bay 7**

Preliminary Site Plan

**The Metal Shop**

Preliminary Site Plan

**Americana Bayside Shoals at Sunridge (f.k.a. Knox Property)**

Request to Amend a Condition of Approval

**Additional Business**

Discussion regarding Comprehensive Plan

Opportunity for public comment regarding Comprehensive Plan

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountypa.gov](http://www.sussexcountypa.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 18, 2016, at 11:31 am., 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: August 18, 2016 ( to correct spelling of Americana Bayside Shoals at Sunridge (fka Knox Property)

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