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# Sussex County Planning & Zoning Commission

## AGENDA

September 10, 2015

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – August 27, 2015

### Old Business

#### 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 #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**

#### C/U #2025 Rudy South c/o T & C Properties, LLC

MJ

**an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for boat sales, service and storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 27.84 acres, more or less. The property is located northeast of Robinsonville Rd. (Rd. 277) approximately 1200 ft. northwest of Webb's Landing Rd. (Rd. 277B) (911 Address: None Available) Tax Map I.D. 234-6.00-96.00**



**C/U #2026 Cristian Omar Hernandez Perez and Terri L. Martin** **MJ**  
**an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a home based business (auto repair, detailing, and auto resales) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.982 acres, more or less.** The property is located south of Lewes-Georgetown Hwy. (Rt. 9) 0.8 mile east of Harbeson Rd. (Rt. 5) at Harbeson (911 Address: 26740 Lewes-Georgetown Hwy., Harbeson) Tax Map I.D. 235-30.00-60.00

**C/U #2027 SLC Homestead, LLC** **RS**  
**an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a home business – retail gun shop and gunsmithing to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 6.61 acres, more or less of a 14.04 acre tract.** The property is located east of Iron Branch Rd. (Rd. 331) 2,500 ft. northeast of Main St. in Dagsboro (911 Address: 31005 Iron Branch Rd., Dagsboro) Tax Map I.D. 233-11.00-17.00 (Part of)

**C/Z #1782 Robert Atallian** **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 Lewes and Rehoboth Hundred, Sussex County containing 4.38 acres, more or less.** The property is located south of Lewes-Georgetown Hwy. (Rt. 9) 615 ft. west of Arabian Acres Rd. (Rd. 282) (911 Address: 18501 Stamper Dr., Lewes) Tax Map I.D. 334-4.00-88.00

### **Public Hearings**

**C/Z #1784 Marlene C. Stebelsky** **RS**  
**an Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County containing 0.9 acre, more or less.** The property is located south of Route 326A (Betts Pond Rd.) at the southerly end of the dead end of Heritage Ln. and north of Betts Pond (911 Address: 12 Heritage Ln., Millsboro) Tax Map I.D. 133-16.00-57.00

**C/Z #1786 Wilson Baker, Inc.** **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 1.0 acre, more or less.** The property is located east of DuPont Blvd. (U.S. Rt. 113) 200 feet north of Beach Hwy. (Rt. 16) (911 Address: None Available) Tax Map I.D. 230-26.00-40.00

**C/Z #1783 Cauthen Ventures DE, LLC** **RS**  
an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 14.79 acres, more or less. The property is located north of Lighthouse Rd. (Rt. 54) east of Laws Point Rd., and northwest of Bayville Shores Dr. (911 Address: None Available) Tax Map I.D. 533-12.00-100.00

**C/U #2028 Cauthen Ventures DE, LLC** **RS**  
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 Baltimore Hundred, Sussex County, containing 14.79 acres, more or less. The property is located north of Lighthouse Rd. (Rt. 54), east of Laws Point Rd., and northwest of Bayville Shores Dr. (911 Address: None Available) Tax Map I.D. 533-12.00-100.00

**Other Business**

**Coastal Club – Land Bay 4** **MJ**  
Preliminary Site Plan

**Double R Holdings, LLC – CU 1855** **MJ**  
Revised Final Site Plan

**The Marina at Peppers Creek** **RS**  
Revision to Lot 120

**Josh Grapski – CU 2009** **MJ**  
Request to Amend Condition of Approval

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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 September 3, 2015, at 9:00 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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