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Sussex County Planning & Zoning Commission

AGENDA

November 12, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 29, 2015

Old Business

2015-4 Bankove

MJ

The plan proposes to subdivide 101 acres into 25 lots with private roads and open space. The property is located on the southeast side of Jersey Rd. and the east side of Holly Oaks Rd. just south of John J. Williams Hwy (Rt. 24). The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 234-32.00-110.00

C/U #2021 VIII P-Loan Portfolio Holding, LLC

MJ

An Ordinance to grant a Conditional Use of land in a CR-1 (Commercial Residential District) and an AR-1 (Agricultural Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 29.66 acres, more or less. The property is located at the southwest corner of the intersection of John J. Williams Hwy. (Rt. 24) and Autumn Rd. (Rd. 299). (911 Address: None Available) Tax Map I.D. 234-23.00-115.00

C/U #2032 Guillermo Vasquez, t/a F&N Vasquez Concrete, LLC

IGB

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a construction company office equipment parking and shop/yard to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.125 acres, more or less. The property is located north of Sherman Ave. (Rd. 213B) 135 ft. east of North Old State Rd. (Rd. 213). (911 Address: 18578 Sherman Ave., Lincoln) Tax Map I.D. 330-14.16-5.03 and 5.00



Public Hearings

2015-5 C. Elmer & Edith Marine **RW**

The plan proposes to subdivide the existing 13.063 acres +/- into 2 lots off a private road. The property is located at the end of Marine Rd. east of Line Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 531-14.00-12.00

2015-6 Branson S. Smith **RW**

The plan proposes to subdivide 1.56 acres into 2 lots off a private road. The property is located on the northeast corner of Anna Patrick Ln. and Middleford Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 331-6.00-121.00

C/U #2034 Beachfire Brewery Co., LLC **MJ**

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a restaurant and brewery to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.99 acres, more or less. The properties are located on the north side of Beaver Dam Rd. (Rd. 285) south of Lewes Georgetown Hwy. (Rt. 9). (911 Address: 32490 Lewes Georgetown Hwy., Lewes). Tax Map I.D. 334-5.00-215.00, 215.01, 216.00, 217.01, 218.00 & 219.00

C/U #2035 Synagro Central, LLC **MJ**

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for land application of bio-solids as agricultural fertilizer following DNREC approval to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 203.0 acres, more or less. The properties are located on both sides of Zoar Rd., northeast of the Railroad tracks, southwest of Patriot's Way, and on both sides of Governor Stockley Rd. (911 Address: None Available). Tax Map I.D. 133-3.00-4.00 and 133-7.00-1.00, 4.00, 11.00 and 12.10 (all of or parts of)

Other Business

Marsh Farm Estates 2008-9 **MJ**

Partial Deletion of Sidewalks

Lands of Gallo Jr. off Greenhurst Farm Rd. **IGB**

Minor subdivision off Private Rd.

Lands of Cucinotta off County Seat Hwy. **RW**

Minor Subdivision off Private Rd.

The Vineyards at Nassau Valley **MJ**

Revised Master Plan

Additional Business

2016 Planning Commission Meeting Schedule

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 November 5, 2015, at 8:30 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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