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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

JULY 24, 2014

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – July 10, 2014

### Old Business

#### Conditional Use #1989 Bruce Sentman, Jr.

**MR**

Application of **BRUCE SENTMAN, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small engine and lawn mower repair shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 42,961 square feet, more or less, land lying southeast of Road 328 (Sheep Pen Road) 250 feet northeast of Road 410 (Godwin School Road) (911 Address: 24230 Sheep Pen Road, Millsboro, Delaware ) (Tax Map I.D. # 1-33-16.00-73.03).

#### Conditional Use #1990 Olsen Enterprises, Inc.

**MR**

Application of **OLSEN ENTERPRISES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a nursery and landscaping business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 5.436 acres, more or less, land lying northwest of Road 431 (Shortly Road) 600 feet south of Road 471 (Paradise Road) (911 Address: 26250 Shortly Road, Georgetown, Delaware) (Tax Map I.D. # 1-33-5.00-26.00).



**Conditional Use #1991 Cool Spring, LLC/Highway One**

**MJ**

Application of **COOL SPRING, LLC/HIGHWAY ONE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a facility for outdoor entertainment events with temporary camping facilities during events only to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1,057.6 acres, more or less, land lying north of Road 302A (Avalon Road), west of Road 48 (Hollyville Road), south of Road 47 (Johnson Road), and east of Road 296 (Lawson Road) (911 Address: 23430 Hollyville Road, Harbeson, Delaware) (Tax Map I.D. # 2-34-15.00-22.00 and 2-34-9.00-34.00).

**Subdivision #2010-7 A. J. Bierman, Bierman Family, LLC**

**MR**

Application of **A. J. BIERMAN, BIERMAN FAMILY, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 55.059 acres into 47, lots located northwesterly side of Road 446 (Beaver Dam Road) 525 feet, southwesterly of Road 447 (Johnson Road) (Tax Map I.D. #232-13.00-62.00).  
**FINAL – KINGS FARM**

**Change of Zone #1751 Peninsula at Long Neck, LLC**

Application of **PENINSULA AT LONG NECK, LLC** an Ordinance to modify Condition No. 10 (C) imposed on Ordinance No. 2180 for Change of Zone No. 1697, the application of Peninsula at Long Neck, LLC for “The Peninsula”, a MR-RPC Medium Density Residential District – Residential Planned Community, to extend the time to construct and open for use the golf clubhouse facility (911 Address: None Available) (Tax Map I.D. #2-34-30.00-1.00 and others).

**Public Hearings**

**Subdivision #2014-2 Showfield, LLC**

**MJ**

Application of **SHOWFIELD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 132.05 acres into 166 lots, located northwesterly side of Road 267, adjacent to Breakwater RPC (Tax Map I.D. #335-8.00-46.00, 51.00, and 53.02).

**Other Business**

**Swann Estates**

**RS**

3 Lots – Cygnet Drive

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 14, 2014, at 12:00 p.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.**

**Revised: July 17, 2014 (to include additional Old Business**

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