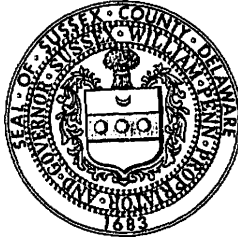


**Sussex County
Planning & Zoning Commission**

P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



Robert C. Wheatley
Michael B. Johnson
Rodney Smith
Martin L. Ross
Irwin G. Burton, III
Lawrence B. Lank, Director

JUNE 10, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 10, 2010, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of May 19, 2010
Approval of Minutes of May 27, 2010
- IV. Old Business
 - 1. CZ #1683 – J.G. Townsend, Jr. & Co. MJ
- V. Public Hearings
 - 1. CU #1832 – Hazzard Auto Repair MJ
 - 2. CU #1833 – David O. Rickards RS
 - 3. CU #1834 – Richard F. Lynam MJ
 - 4. CU #1859 – The Johnson Associates, L.L.C. IGB
 - 5. Subdivision #2010 – 3 – Diamond State Community Land Trust MR

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: JUNE 2, 2010

OLD BUSINESS

1. CZ #1683 - - application of **J.G. TOWNSEND, JR. & CO.** to amend the Comprehensive Zoning Map from a C-1 General Commercial District, a B-1 Neighborhood Business District and 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, land lying north of Road 274 (Old Landing Road) and across from Road 275A (Airport Road), to be located on 10.28 acres, more or less.

PUBLIC HEARINGS

1. CU #1832 - - application of **HAZZARD AUTO REPAIR** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for an auto repair shop and contractor's storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.404 acres, more or less, lying north of Road 280B (Conley's Chapel Road) 100 feet east of Road 288 (Wil King Road).
2. CU #1833 - - application of **DAVID O. RICKARDS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an assembly plant for underwater turbines to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 15.38 acres, more or less, lying southeast of Road 367B (Rickards Road) 2,230 feet northeast of Road 370 (Daisey Road).
3. CU #1834 - - application of **RICHARD F. LYNAM** to consider the Conditional Use of land in a GR General Residential District for seasonal storage of umbrella stands, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9,625 square feet, more or less, lying northwest of Hebron Road (Road 273) across from Canal Crossing Road, being the northeast portion of Lot #89 and a southwest portion of Lot #90.
4. CU #1859 - - application of **THE JOHNSON ASSOCIATES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to confirm, clarify and expand the historical uses of the property, including business and professional offices; landscaping; retail and wholesale sales; indoor warehousing and storage; indoor vehicle, truck and equipment repair; indoor fabrication; and recycling operations to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 10.0238 acres, more or less, lying southeast of Route 38 (Primehook Road) 2, 240 feet northeast of Route One.

5. Subdivision #2010 – 3 - - application of **DIAMOND STATE LAND COMMUNITY LAND TRUST** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 42.17 acres into 50 lots (Cluster Development), located north of Road 72 (Wootten Road) across from Road 458 (Hudson Road) and west of Trap Pond.