



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 13, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 13, 2011, 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 December 9, 2010
- IV. Old Business
 1. C/Z #1697 – Land Tech Receiver Services, LLC MJ
 2. C/U #1874 – Ed Hileman Drywall, Inc RS
 3. Subdivision #2005-24 – Cascade Properties, LLC IGB
Final- Captain's Way Subdivision
- V. Public Hearings
 1. C/U #1862 – Nanticoke Shores Associates, LLC MJ
 2. C/U #1881 – Harold R. Ennis, Jr. & Dick Ennis, Inc MJ
 3. C/Z # 1700 – Stephen Bilobran RS
 4. C/Z # 1701 – CMF Bayside, LLC RS
 5. Ordinance Providing For A Six Month Moratorium On Applications For Casino And/Or Gambling Or Gaming Venues In Sussex County

VI. Other Business

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| 1. | Stockley Sand and Gravel, LLC
C/U # 1829 Site Plan – Road 322 | MR |
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| 2. | Karl M., III and Melanie Klink.
C/U # 1668 Site Plan – Route 322 | RS |
| 3. | Tanger Outlet Center
Revised Site Plan – Route One | MJ |
| 4. | Echelon Design Center
Shared Parking Agreement Interpretation – Route One | MJ |
| 5. | Subdivision #2008-6 – Bay Twenty, LLC
Request for Site Work | RS |
| 6. | Subdivision #2004-18 – Milton Brunner
Amended Condition | MR |
| 7. | Subdivision# 2005-72 Baywood, LLC
Time Extension | MJ |
| 8. | Subdivision# 2005-74 Delmarva Woodlands Alliance 4, LLC
Time Extension | MJ |
| 9. | Subdivision#2005-78 Delmarva Woodlands Alliance, LLC
Time Extension | MJ |
| 10. | Subdivision#2006-42 Glen Jones
Time Extension | RW |
| 11. | Subdivision#2007-25 Jose G. and Mary E. Gutierrez
Time Extension | RW |
| 12. | Church of God & Saints of Christ
3 Lots and 50' Easement – Route 20 | RW |

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: DECEMBER 20, 2010

OLD BUSINESS

1. C/Z #1697 -- application of **LAND TECH RECEIVER SERVICES, LLC** for an Ordinance to modify Condition No. 10 imposed on Ordinance No. 1573 for Change of Zone No. 1475, the application of Ribera-Odyssey, LLC, as amended by Ordinance No. 2018 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 and nature center facilities.
2. C/U #1874 -- application of **ED HILEMAN DRYWALL, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.1621 acres, more or less, lying northwest of Route 17 (Roxana Road) 800 feet north of Road 388 (Bixler Road) and 0.4 mile south of Road 52C (Phillips Road).
3. Subdivision #2005-24 -- application of **CASCADE PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 258.64 acres into 494 lots (Cluster Development), located north of Road 16, south of Road 231 (Reynolds Pond Road) and 2,400 feet east of Road 226 (Holly Tree Road).

PUBLIC HEARINGS

1. C/U # 1862 -- application of **NANTICOKE SHORE ASSOCIATES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to replace 260 mobile home lots with 367 seasonal rv camper sites to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, 138 acres, more or less, lying at the northeast of Longneck Road (Route 22) 1 mile east of Pot Nets Road (Route 22C).
2. C/U #1881 -- application of **HAROLD R. ENNIS, JR. & DICK ENNIS, INC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to operate businesses related to grass cutting, power washing, marine services, and sales, and construction services to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, 1.5188 acres, more or less, lying

southwest corner of Route 24 (John J. Williams Highway) and Route 277 (Angola Road).

3. C/Z #1700 -- application of **STEPHEN BILOBRAN**, to amend the Comprehensive Zoning Map from Agricultural Residential District to B-1 Neighborhood Business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.3328 acres, more or less, lying south of Road 353 (Burbage Road) 0.25 mile west of Road 352 (Windmill Drive).
4. C/Z #1701 -- application of **CMF BAYSIDE, LLC**, to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to MR-RPC Medium-Density Residential District, Residential Planned Community District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 20.94 acres, more or less, lying northeast of Road 394 (East Sand Cove Road) and east of Mastiff Way, a private road and being approximately 0.3 mile east of Signature Boulevard.
5. AN ORDINANCE PROVIDING FOR A SIX MONTH MORATORIUM ON APPLICATIONS FOR CASINO AND/OR GAMBLING OR GAMING VENUES IN SUSSEX COUNTY