



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 27, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 27, 2011, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED 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. Subdivision #2010-6 – Cannon Road Investments, LLC MJ
 - 2. C/Z #1699 – Olde Towne Point, LLC IGB
 - 3. C/U #1868 – Olde Towne Point, LLC IGB

*Executive Session – Pending Litigation

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. Subdivision #2010-6 – application of **CANNON ROAD INVESTMENTS, LLC** to consider the Subdivision of the land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 130,427 acres into 233 lots (Cluster Development), located southwest of Route 5, southeast of Road 303, south of Road 303A, and east and west of Road 307.
2. C/Z #1699 – application of **OLDE TOWNE POINT, LLC** for an Ordinance to Modify Condition No. 21 imposed on Ordinance No. 1377 for Change of Zone No. 1400, the application of Olde Towne Point, LLC, for “The Village at Five Points”, a MR-RPC Medium Density Residential District-Residential Planned Community, so that the limitation with regard to community use is only on 2.52

acres, thereby enabling Olde Towne Point, LLC to use the remaining portion of property, 1.52 acres, for a proposed pharmacy or related use.

3. C/U #1868 – application of **OLDE TOWNE POINT, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a pharmacy and community service facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 4.04 acres, more or less, lying at the northwest corner of Savannah Road (Business Route 9) and North Village Main Boulevard, the entrance into the The Village of Five Points.

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: JANUARY 11, 2011

* This agenda was amended on JANUARY 25, 2011, 2:47 PM to discuss Pending Litigation matters which arose following the posting of this agenda.