



# PLANNING & ZONING

## AGENDAS & MINUTES

FEBRUARY 24, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 24, 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 February 3, 2011  
Approved of Minutes of February 10, 2011

IV. Old Business

- |    |                                      |     |
|----|--------------------------------------|-----|
| 1. | C/Z #1699 - Old Towne Point, LLC     | IGB |
| 2. | C/U #1868 – Old Towne Point, LLC     | IGB |
| 3. | C/ Z #1685- Shelah Branch Farms, LLC | MR  |
| 4. | C/U #1869 – John and Nicole Scott    | MR  |
| 5. | C/U #1877- Tidewater Utilities, Inc. | MJ  |

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 #1770 – 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

- |   |    |
|---|----|
| 1. Swann Cove MR / RPC<br>Final Record Plan – Phases 6 & 7 – Route 54         | RS |
| 2. Subdivision #2006-66 – Trap Investments, LLC<br>Time Extension             | MR |
| 3. Truman B., Sr. & Tanya Y. Mason<br>3 Parcels & 50' Right of Way – Road 541 | 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: FEBRUARY 24, 2011

OLD BUSINESS

1. 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.
2. 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.
3. C/Z #1685 -- application of **SHELAH BRANCH FARMS, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying north of Route 20 (Hardscrabble Road) and 1,200 feet west of Road 431 (Shortly Road), to be located on 9.024 acres, more or less.
4. C/U #1869 -- application of **JOHN AND NICOLE SCOTT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structure (5 units) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.09 acres, more or less, lying northeast of Road 494 (Airport Road) 1,400 feet east of Road 497 (Old Hickory Road).
5. C/U #1877 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in a GR-RPC General Residential District-Residential Planned Community for an elevated water storage tank/public utility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 24,177 square feet, more or less, lying south of Angola Road (Road 277), approximately 710 feet west of Angola Beach Road (Road 278).

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