



PLANNING & ZONING

AGENDAS & MINUTES

MARCH 10, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 10, 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 24, 2011
- IV. Consent Agenda
 1. Subdivision #2005-18 – JKC, LLC MR
Final – Ingram's Point Subdivision
 2. Subdivision #2006-39 – Henry James Johnson MJ
Final – Johnsonville Subdivision
- V. Old Business
 1. C/U #1862 – Nanticoke Shores Associates 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
- VI. Public Hearings
 1. C/U #1873 – Wine Worx, LLC RS
 2. C/U #1882 – John Lingo MJ
 3. C/U #1883 – Margaret Taylor MR
 4. C/Z #1702 – S.J.Y., LLC IGB
 5. Ordinance Amendment – Relating to Yards & Open Spaces Generally

VII. Other Business

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| 1. | Perdue – Bridgeville
Site Plan – Road 584 (Route 404) | RW |
| 2. | Lawson’s Produce, LLC
CU #1867 – Site Plan – Route 5 | MJ |
| 3. | Subdivision #2006-53 JW & TG, LLC
Time Extension | RW |
| 4. | Joyce Chovan
3 Lots on 50’ Easement – Road 490 | RW |
| 5. | Clay Road Holding, LLC
CU #1426 – Revised Site Plan – Road 269 | IGB |
| 6. | Subdivision #2008-5 – Matthew Brittingham
Revised Preliminary – Batson Creek Estates | MJ |

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 28, 2011

OLD BUSINESS

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.

PUBLIC HEARINGS

1. C/U #1873 – application of **WINE WORX, LLC** to consider the Conditional Use of land in a B-1 Neighborhood Business District for a winery/store to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.92 acres, more or less, lying southwest corner of Route 54 and Fenwick Shoals Blvd.
2. C/U #1882 – application of **JOHN LINGO** to consider the Conditional Use of land in AR-1 Agricultural Residential District for offices (general business or professional) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 32,140 square feet, more or less, lying south of Route 9, 201 feet east of Route 5 at Harbeson.

3. C/U #1883 -- application of **MARGARET TAYLOR** to consider the Conditional Use of land in a AR-1 Agricultural Residential District for a multi-family dwelling structures (6 units) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 0.989 acres, more or less, lying southeast of Bi-State Boulevard (U.S. Route 13-A) and Horsey Road (Road 460).
4. C/Z #1702 – application of **S.J.Y., LLC** to amend Comprehensive Zoning Map From AR-1 Agricultural Residential District to B-1 Neighborhood Business District to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 5.93 acres, more or less, lying north of Route 16 and 720 feet west of Road 595A (Spruce Road).
5. **ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ATRICLE XXV, § 115-181 RELATING TO YARDS AND OPEN SPACES GENERALLY.**