



# PLANNING & ZONING

## AGENDAS & MINUTES

MARCH 22, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 22, 2012, 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 March 8, 2012
- IV. Old Business
  1. Subdivision #2005- 60 – Mandrin Homes RS  
Final – Waters Run Subdivision
  2. C/U #1923 – Donna Massey RW
  3. C/U #1924 – Colony Pool Service RS
  4. C/U #1925 – Piedmont Leasing MR
- V. Public Hearings
  1. C/U #1926 – Nanticoke Shores Associates, LLC MJ
  2. C/U #1927 – Two Farms, Inc. MR
  3. Subdivision #2012-1 – Ralph E. & Betty F. Marvel RS
  4. Subdivision #2012-2 – H K S 4, LLC RS

VI. Other Business

- |    |  |    |
|----|--|----|
| 1. | Americana Bayside MR/RPC                   | RS |
|    | A. Revised Setbacks                        |    |
|    | B. Revised Site Plan – Phase 6             |    |
|    | C. Revised Site Plan – Phase 11            |    |
| 2. | Evans Farm                                 | RS |
|    | C/U #1849 Site Plan – Road 349             |    |
| 3. | The Peninsula MR/RPC – Marina Bay – Area 3 | MJ |
|    | Revised Site Plan – Road 299               |    |
| 4. | Nelsa F. & Ernest H Hosse, III             | MJ |
|    | 3 Lots & 50' Right of Way - Route 18       |    |
| 5. | Beverly W. Smith & Marlene W. Hamilton     | MR |
|    | 2 Lots – Warrington Lane – Road 70         |    |

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: March 12, 2012

## OLD BUSINESS

1. Subdivision #2005 -60 –application of **MANDRIN HOMES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 27.34 acres into 56 lots, (Environmentally Sensitive Development District Overlay Zone), located west of Road 381, 3,860 feet north of Route 54, and south of Dirickson Creek.
2. C/U #1923 – application of **DONNA MASSEY** to consider Conditional Use of land in AR-1 Agricultural Residential District for a multi-family dwelling structure (2 Units) to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 35,000 square feet, more or less, lying at the west of Road 552 (Shufelt Road) ½ mile north of Route 20 (Stein Highway).
3. C/U #1924 – application of **COLONY POOL SERVICE** to consider Conditional Use of land in an MR Medium Density Residential District for a public utility (above ground storage tank) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.19 acres, more or less lying at the northwest corner of the intersection of Sanctuary court within the Sanctuary Subdivision and Delaware Route One.
4. C/U #1925 – application of **PIEDMONT LEASING** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and trucking Storage to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 10.54 acres, more or less, lying at the northeast corner of Bethel Road (Road 54 and Road 414) Parker Road (Road 415).

## PUBLIC HEARINGS

1. C/U #1926 –application of **NANTICOKE SHORES ASSOCIATES, LLC** an Ordinance to Amend Condition No. 8 of the Conditions of approval in Ordinance No. 2204 for Conditional Use No.1862 for Nanticoke Shore Associates, LLC as it relates to earthen berms around the perimeter of the property for a Campground/RV Park to be located on certain parcel of land lying and being in northeast of Long Neck Road (Road 22) 1 mile east of Pot Nets Road (Road 22C).
2. C/U #1927 – application of **TWO FARMS, INC.** to consider Conditional Use of land in AR-1 Agricultural Residential District for a convenience store with pas pumps to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 8.88 acres, more or less, lying east of U.S. Route 13 and south of Route 24.

3. Subdivision #2012-1 – application of **RALPH E. AND BETTY F. MARVEL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 3.89 acres into 5 lots, and a waiver from the street design requirements and a waiver from the forested buffer requirements, located on the easterly side of Road 346 (Holt's Landing Road) 847 feet north of Route 26 (Vines Creek Road).
4. Subdivision #2012-2 – application of **H K S 4, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 63.59 acres into 138 lots, (expansion of 16 lots to an approved 122- lot Environmentally Sensitive Overlay District), located south of Road 336 (Piney Neck Road) approximately 1,800 feet west of Road 335 (Bunting Road).