



PLANNING & ZONING

AGENDAS & MINUTES

MARCH 24, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 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 March 10, 2011
- IV. Consent Agenda
 1. Subdivision #2005-57 – Blackwater Creek, Inc MR
Final – Southview at Wild Pine Country Club Phase I
- 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/U #1873 – Wine Worx, LLC RS
 4. C/U #1883 – Margaret Taylor MR
 5. Ordinance Amendment – Relating to Yards & Open Spaces Generally
- VI. Public Hearings
 1. C/U #1884 – Michael Schimmel IGB
 2. C/U #1885 – James Mershon RS
 3. C/Z #1703 – TKC C, LLC RW
 4. Subdivision #2010-7 – A.J. Bierman, Bierman Family, LLC MR
 5. Subdivision #2009-10 – H.P. Layton Partnership IGB

VII. Other Business

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|----|------------------------------------------------------------------------------------|----|
| 1. | Coastal Club MR/RPC
Revised Master Plan – Road 285 (Beaver Dam Road) | MJ |
| 2. | Twin Cedars GR/RPC & CR-1
Master Record Plan – Route 20 (Zion Church Road) | RS |
| 3. | Roxana Athletic Club
CU #1750 – Site Plan – Route 20 (Pyle Center Road) | RS |
| 4. | Susan Pressley
2 Lots on 50' Easement – Road 498 | MR |
| 5. | Heirs of Frances E. Rogers
5 Lots & 50' Easement – Route 24 & Walt Carmean Lane | 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: MARCH 15, 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/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.
4. 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).
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.**

PUBLIC HEARINGS

1. C/U #1884 – application of **MICHAEL SCHIMMEL** to consider the Conditional Use of land in AR-1 Agricultural Residential District for landscaping business to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 6.1694 acres, more or less, lying northwest of Staytonville Road (Road 224) 850 feet, northeast of Union Church Road (Route 42).

2. C/U #1885 – application of **JAMES MERSHON** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a bait and tackle shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.352 acres, more or less, lying southeast of Roxana Road (Route 17) 990 feet, northeast of Zion Church Road (Route 20).
3. C/Z #1703 – application of **TKC C, LLC** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District to CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 4.39 acres, more or less, lying west of U.S. Route 13, 413 feet north of Route 46 (Elks Club Road).
4. Subdivision #2010-7 - application of **A. J. BIERMAN, BIERMAN FAMILY, LLC**, to consider the Subdivision of land in an AR-1 Agricultural Residential district in Indian River Hundred, Sussex County, by dividing 55.059 acres into 47 lots, located northwesterly side of Road 446 (Beaver Dam Branch Road) 525 feet, southwesterly of Road 447 (Johnson Road).
5. Subdivision #2009-10 -- application of **H. P. LAYTON PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 52.97 acres into 49 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Round Pole Bridge Road (Road 257), 1,050 feet north of Cave Neck Road (Road 88).