



PLANNING & ZONING

AGENDAS & MINUTES

MARCH 25, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 25, 2010, 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 March 11, 2010
Approval of Minutes of March 17, 2010
- IV. Old Business
 1. C/U #1816 – Andrew and Carol Walton MJ
WITHDRAWN MARCH 16, 2010
 2. C/Z #1675 – Barry Baker IGB
 3. C/U #1853 – Barry Baker IGB
 4. C/Z #1694 – CMF Bayside, LLC RS
- V. Public Hearings
 1. Subdivision #2008-18 – James Guy Vanderwende RW
 2. Subdivision #2008-19 – Christie A. Rainwater RS
 3. C/Z #1670 – Nentego Properties, LLC MJ
 4. C/Z #1671 – R. C. Carpets MJ
 5. C/U #1819 – Candleberry Creek c/o Michael Rhue IGB

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, 2010

REVISED: MARCH 18, 2010

(Revised for withdrawal of C/U #1816 and for additional Old Business)

OLD BUSINESS

1. C/U #1816 -- application of **ANDREW AND CAROL WALTON** to consider the Conditional Use of land in a MR Medium Density Residential District for a marina with restaurant, retail and 4 multi-family dwelling units to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.84 acre, more or less, lying southwest of Oak Orchard Road, northeast of Pine Street and northeast of Bay Road in Oak Orchard.
WITHDRAWN MARCH 16, 2010
2. C/Z #1675 -- application of **BARRY BAKER** to amend the Comprehensive Zoning map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Old Orchard Road (Road 269-A) and approximately 1,200 feet southeast of New Road (Road 266), to be located on 9.33 acres, more or less.
3. C/U #1853 -- application of **BARRY BAKER** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family (duplex) dwelling structures (24 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9.33 acres, more or less, lying northeast of Road 269A (Old Orchard Road) approximately 1,115 feet southeast of Road 266 (New Road).
4. C/Z #1694 -- application of **CMF BAYSIDE, LLC** for an Ordinance to modify Condition No. 24 imposed on Ordinance No. 1433 for Change of Zone No. 1393, the application of CMF Bayside, LLC, for "Americana Bayside", a MR-RPC Medium Density Residential District – Residential Planned Community, to allow revised commercial entrance locations as may be approved by DelDOT, and to permit the commercial use of a 1.27 acre parcel on the north side of Route 54 (Tax Map #5-33-19.00-17.01).

PUBLIC HEARINGS

1. Subdivision #2008-18 -- application of **JAMES GUY VANDERWENDE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 10.99 acres into 6 lots, located east of Road 569, 250 feet northeast of Road 573.
2. Subdivision #2008-19 -- application of **CHRISTIE A. RAINWATER** to consider the Subdivision of land in a GR General Residential District in Baltimore Hundred, Sussex County, by dividing 12.00 acres into 4 lots, located east of Road 374 (Blackwater Road), 157 feet north of Road 353 (Burbage Road).
3. C/Z #1670 -- application of **NENTEGO PROPERTIES, LLC** to amend the Comprehensive Zoning Map from a MR-RPC Medium Density Residential District-Residential Planned Community to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying southeast of Route 24, approximately 2,500 feet westerly of Route 5 and Road 297 (Oak Orchard Road), to be located on 19.541 acres, more or less.

4. C/Z #1671 -- application of **R. C. CARPETS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying southeast of Route 24, 1,250 feet south of Route 23 (Long Neck Road), to be located on 13,500 square feet, more or less.
5. C/U #1819 -- application of **CANDLEBERRY CREEK C/O MICHAEL RHUE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of Conditional Use No. 1265 (Ordinance No. 1284) antiques and craft shop and wildlife and folk art by adding the sale of swing sets, shed and garden products to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.05 acres, more or less, lying west of Route One, 3,540 feet north of Road 198 (Truitt Road).