



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 8, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 8, 2010, 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 25, 2010
- IV. Old Business
 1. C/Z #1677 – Old Towne Point, LLC IGB
 2. C/Z #1670 – Nentego Properties, LLC MJ
 3. C/U #1819 – Candleberry Creek c/o Michael Rhue IGB
- V. Public Hearings
 1. Subdivision #2008-23 – Van Gabe Terlemezian MJ
 2. C/Z #1678 – Byrum Farm, LLC RS
 3. C/U #1820 – Rheumatology Consultants of DE, P.A. MJ
 4. C/U #1821 – John F. Corcoran, Et Al MJ
 5. C/U #1822 – Michael P. Mulligan RS

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 29, 2010

OLD BUSINESS

1. C/Z #1677 -- application of **OLD TOWNE POINT, 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 Lewes and Rehoboth Hundred, Sussex County, land lying at the northwest corner of Savannah Road and North Village Main Boulevard at the Savannah Road entrance to the Village of Five Points, to be located on 4.04 acres, more or less.
2. 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.
3. 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).

PUBLIC HEARINGS

1. Subdivision #2008-23 -- application of **VAN GABE TERLEMEZIAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 17.40 acres into 5 lots, located west of Road 249, 0.54 mile north of Road 253.
2. C/Z #1678 -- application of **BYRUM FARM, LLC** 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 Baltimore Hundred, Sussex County, land lying southwest of Route 20 (Zion Church Road), 450 feet south of Road 392 (Gum Road), to be located on 2.45 acres, more or less.
3. C/U #1820 -- application of **RHEUMATOLOGY CONSULTANTS OF DE, P.A.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 41,611 square feet, more or less, lying at the southeast corner of Shady Lane (Road 276) and Plantations Road (Road 275).

4. C/U #1821 -- application of **JOHN F. CORCORAN, ET AL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.98 acres, more or less, lying southwest of Lotus Lane, a private road, 950 feet south of Route 24 and east of Love Creek.
5. C/U #1822 -- application of **MICHAEL P. MULLIGAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 36,097 square feet, more or less, lying east of Road 381, 2,400 feet north of Route 54.