



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 12, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 12, 2012, 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 22, 2012

IV. Old Business

- | | | |
|----|----------------------------------------------|----|
| 1. | C/U #1926 – Nanticoke Shores Associates, LLC | MJ |
| 2. | C/U #1927 – Two Farms, Inc. | MR |
| 3. | Subdivision #2012-2 – H K S 4, LLC | RS |

Public Hearings

- | | | |
|----|-------------------------------------------------------------------------|-----|
| 1. | C/Z #1712– Captain’s Way Development, LLC
(Withdrawn March 27, 2012) | IGB |
| 2. | C/Z #1713 – Weller’s Utility Trailers | IGB |
| 3. | C/Z #1714 – William F. Godwin, Jr. | MR |

VI. Other Business

- | | | |
|----|------------------------------------------------------------------------------------------------|----|
| 1. | Alfred Melson Trust
Multi- Family Site Plan – Yacht Basin Road | RS |
| 2. | Sea Cliff MR/RPC
Site Plan – Phase II - Piney Neck Road | RS |
| 3. | Subdivision #2005-78 – Delmarva Woodlands Alliance
Cool Spring Meadows – Amended Conditions | MJ |
| 4. | Donald Ward
3 Lots on 50' Easement – Route 13A | RW |
| 5. | Michael Brummell
Lot on 50' Easement – Road 575 | RW |
| 6. | Geraldine Burris
Lot on 50' Easement – Road 575 | RW |
| 7. | David & Karen Greenhaugh
2 Lots & 50' Right of Way – Route 24 | MJ |
| 8. | The Communities of Beaver Creek
2 Parcels & 50' Easement – Route 5 | 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 26, 2012

POSTED: March 27, 2012

POSTED: April 10, 2012

(Revised to change Other Business No. 4)

(Revised to withdraw C/Z #1712)

OLD BUSINESS

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 gas 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 #2012-2 – 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).

PUBLIC HEARINGS

1. C/Z #1712 – application of **CAPTAIN’S WAY DEVELOPMENT, LLC** to amend comprehensive Zoning Map from AR-1 Agricultural Residential District to GR-RPC General Residential District – Residential Planned Community to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 154.90 acres, more or less, lying north of Route 16, south of Road 231 (Reynolds Pond Road) and 2,400 feet east of Road 226 (Holly Tree Road).
2. C/Z #1713 – application of **WELLER’S UTILITY TRAILERS** 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 Cedar Creek Hundred, Sussex County, containing 6.954 acres, more or less, lying north of Route 16 and 520 feet west of Road 595A (Spruce Road).

3. C/Z #1714 – application of **WILLIAM F. GODWIN JR.** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District to GR General Residential District to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.61 acres more or less, lying southeast of Phillips Hill Road (Road 472) $\frac{1}{4}$ mile east of Johnson Road (Road 434A).