



# PLANNING & ZONING

## AGENDAS & MINUTES

APRIL 14, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 14, 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 24, 2011
- IV. Old Business
  1. C/U #1883 – Margaret Taylor MR
  2. Ordinance Amendment – Relating to Yards & Open Spaces Generally
  3. Subdivision #2009-10 – H.P. Layton Partnership IGB
- V. Public Hearings
  1. C/U #1886 – Clarence A. Edgens, III MJ
  2. C/U #1887 – Mayola A. Clark MJ
  3. C/U #188 – Michael Henderson MJ
  4. Subdivision #2010-8 – Villages at Herring Creek Development Co., LLC MJ
  5. Ordinance Amendment – Relating to Wind Turbine and Windmills

VI. Other Business

- |    |   |    |
|----|---|----|
| 1. | Richard F. Lynam<br>C/U #1834 Site Plan – Hebron Street         | MJ |
| 2. | Delmar Feed Mills, Inc.<br>3 Lots & 50' Right of Way – Road 536 | RW |
| 3. | Subdivision #2006-75 – Tull Group, LLC<br>Time Extension        | RW |

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 25, 2011

## OLD BUSINESS

1. 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).
2. ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE XXV, § 115-181 RELATING TO YARDS AND OPEN SPACES GENERALLY.
3. 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).

## PUBLIC HEARINGS

1. C/U #1886 – application of **CLARENCE A. EDGENS, III** to consider the Conditional Use of land in GR General Residential District for hvac business and multi-family dwelling structures (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.37 acres, more or less, lying northwest of Road 305 (Hollyville Road), 3,330 feet south of Road 48 (Zoar Road).
2. C/U #1887 – application of **MAYOLA A. CLARK** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a monument sales and display to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.2 acres, more or less, lying south of Route 24 and east of Swan Creek approximately 2 miles east of the Town of Millsboro.
3. C/U #1888 – application of **MICHAEL HENDERSON** to consider the Conditional Use of land in AR-1 Agricultural Residential District and a GR General Residential District for a marine services and boat storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.81 acres, more or less, lying northwest of Road 305 (Hollyville Road) across from Road 306 (Inland Bay Road).

4. Subdivision #2010-8 - application of **VILLAGES AT HERRING CREEK DEVELOPMENT CO., LLC**, to consider the Subdivision of land in an AR-1 Agricultural Residential district in Indian River, Sussex County, by dividing 17.64 acres into 22 lots, and a waiver from the forested buffer requirements, located south of Sand Bay Drive within the Villages of Herring Creek, south of Road 277.
5. ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE I, IV, V, VI, VIII, IX, XI, XIA, XII, XIII, XIV, XV, XXV, AND ARTICLE XXVI RELATING TO WIND TURBINE AND WINDMILLS IN SUSSEX COUNTY.