



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 22, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 22, 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 April 8, 2010
Approval of Minutes of April 14, 2010
 - IV. Old Business
 1. C/Z #1670 – Nentego Properties, LLC MJ
 2. C/Z #1678 – Byrum Farm, LLC RS
 3. C/U #1822 – Michael P. Mulligan RS
 - V. Public Hearings
 1. C/U #1823 – Raymond W. and Nancy A. Scull MJ
 2. C/U #1824 – Ellendale Community Civic Improvement Association, Inc. IGB
 3. C/U #1826 – Kemp's Package Store IGB
WITHDRAWN APRIL 15, 2010
 4. C/U #1827 – Dry Dock, Inc. MJ
 5. C/U #1828 – Mark and Dawn Theriault 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: APRIL 9, 2010
REVISED: APRIL 15, 2010
(Revised for withdrawal of C/U #1826)

OLD BUSINESS

1. 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.
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 #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.

PUBLIC HEARINGS

1. C/U #1823 -- application of **RAYMOND W. AND NANCY A. SCULL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for small engine repair to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.052 acres, more or less, lying at the southwest corner of the intersection of Road 260 and Road 258.
2. C/U #1824 -- application of **ELLENDALE COMMUNITY CIVIC IMPROVEMENT ASSOCIATION, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for a medical center to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.857 acres, more or less, lying east of Road 213, 0.75 mile south of Route 16.
3. C/U #1826 -- application of **KEMP'S PACKAGE STORE** to consider the Conditional Use of land in a B-1 Neighborhood Business District for multi-family dwelling structures (2 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 33,906 square feet, more or less, lying at the northeast corner of Route 16 and Route 30.
WITHDRAWN APRIL 15, 2010

4. C/U #1827 -- application of **DRY DOCK, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a non-profit facility (meeting place) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.436 acres, more or less, lying southwest of Road 277 (Angola Road), 450 feet southeast of Route 24.
5. C/U #1828 -- application of **MARK AND DAWN THERIAULT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a boat and RV storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.34 acres, more or less, lying south of Route 26, 1,100 feet east of Road 365.