



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 28, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 28, 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 April 14, 2011
- IV. Consent Agenda
 1. Subdivision #2007-36 – John H Ferris & Others
Final – Ferris Courtyard Subdivision RS
- V. Old Business
 1. C/U #1883 – Margaret Taylor MR
 2. C/U #1886 - Clarence A. Edgens, III MJ
 3. C/U #1888 – Michael Henderson MJ
 4. Subdivision #2009-10– H.P. Layton Partnership
Preliminary – Brickyard Landing IGB
 5. Subdivision #2010-8 – Villages at Herring Creek
Development Co., LLC MJ
Preliminary – Villages at Herring Creek Phase 2

VI. Public Hearings

1. C/U #1889 – Robert A Marshall MJ
2. C/U #1890 – Conley’s United Methodist Church MJ
3. C/U #1891 – Juan Santay Ajanel MJ
4. Subdivision #2011-2 – Shore Property Maintenance, LLC MJ
5. Ordinance Amendment – An Ordinance Providing For the
Temporary Extension of Time for Subdivisions
Applications, Conditional Use Applications, and
Residential Planned Community Districts

VII. Other Business

1. McCabe’s Farm LLC RW
C/U #1870 Site Plan – Route 404
2. Gary Chorman IGB
C/U #1815 Site Plan – Road 258 (Hudson Road)
3. Good Earth Market, LLC RS
C/U #1715 Site Plan – Route 26
4. Old Landing Properties, LLC MJ
C/U #521 Revised Site Plan – Road 274 (Old Landing Road)
5. Corrado Route One Commercial Center MJ
Preliminary Site Plan – Route One & Road 271 (Holland Glade Road)
6. Wilde Woods GR/RPC MJ
C/Z #1688 Preliminary Site Plan – Road 297 (Mount Joy Road)
7. Sam Hayes MJ
4 Lots & 50’ Easement – Road 298A
8. Edward J. Troise, Sr, Trustee IGB
2 Lots & 50’ Easement – Road 266 (New Road)

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 15, 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. 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).
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).
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).
5. 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.

PUBLIC HEARINGS

1. C/U #1889 – application of **ROBERT A. MARSHALL** to consider the Conditional Use of land in AR-1 Agricultural Residential District for landscaping service business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 7.57 acres, more or less, lying west of Road 274 (Old Landing Road), 1,150 feet north of Arnell Road.

2. C/U #1890 – application of **CONLEY’S UNITED METHODIST CHURCH** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a church operated and owned thrift shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.55 acres, more or less, lying southwest corner of intersection of Road 280B (Conley’s Chapel Road) and Road 277 (Robinsonville Road).
3. C/U #1891 – application of **JUAN SANTAY AJANEL** to consider the conditional Use of land in AR-1 Agricultural Residential District for a subcontracted truck trailers & local hauling service to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.717 acres, more or less, lying north of Route 47 across from Road 296 (Lawson Road).
4. Subdivision #2011-2 – application of **SHORE PROPERTY MAINTENANCE, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 62.25 acres into 2 lots, and with a waiver from the street design specifications and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 47, approximately 2,200 feet west of Road 290.
5. AN ORDINANCE PROVIDING FOR THE TEMPORARY EXTENSION OF TIME FOR SUBDIVISION APPLICATIONS, CONDITIONAL USE APPLICATIONS, AND RESIDENTIAL PLANNED COMMUNITY DISTRICTS.