



# PLANNING & ZONING

## AGENDAS & MINUTES

MAY 12, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 12, 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 28, 2011
- IV. Old Business
  1. C/U #1891 – Juan Santay Ajanel MJ
- V. Public Hearings
  1. C/U #1892 – Revocable Trust of Donald F. Claycomb IGB
  2. C/U #1893 – Toby L. Schlick MJ
  3. C/U #1894 – Ellen Sanders & Tom Wallo RS
  4. C/Z #1704 – Seashore Highway Associates, LLC MJ
  5. Subdivision #2011-1 – James Jeffrey and Dafne Carnright IGB

VI. Other Business

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|----|--|-----|
| 1. | Richard F. Lynam<br>C/U #1834 Site Plan – Hebron Street                | MJ  |
| 2. | Curtis McDonald<br>C/U #1809 Site Plan – U.S. Route 113                | IGB |
| 3. | Tidewater Utilities, Inc.<br>C/U #1877 Site Plan – Road 277            | MJ  |
| 4. | Philmoor<br>Revised Multi-Family Site Plan – Rehoboth Avenue           | MJ  |
| 5. | Echelon Design Center<br>Commercial Site Plan – Route One              | MJ  |
| 6. | Sussex Shores Water Co.<br>C/U # 45 Revised Site Plan – Route One      | RS  |
| 7. | Drs. Jose and Elvira Pamintuan<br>3 Lots & 50' Right of Way – Road 555 | RW  |
| 8. | Cornelius Van Drunen<br>2 Lots & 50' Easement – Road 293               | 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: MAY 2, 2011

## OLD BUSINESS

1. 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).

## PUBLIC HEARINGS

1. C/U #1892 – application of **REVOCABLE TRUST OF DONALD F. CLAYCOMB** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a financial planning, investment and insurance office to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 33,073 square feet, more or less, lying north of Road 207 (Johnson Road) 135 feet, east of Railroad Avenue in Lincoln.
2. C/U #1893 – application of **TOBY SCHLICK** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a lawn maintenance and tree company to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.735 acres, more or less, lying southwest corner of Mt. Joy Road (Road 297) and Cordrey Road (Road 308).
3. C/U #1894 – application of **ELLEN SANDERS AND TOM WALLO** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a yoga studio to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.134 acres, more or less, lying south of Road 353 (Burbage Road) 0.4 miles of Road 364 (Jones Road).
4. C/Z # 1704 -- application of **SEASHORE HIGHWAY ASSOCIATES, LLC.**, to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District and C-1 General Commercial District to a CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.86 acres, more or less, lying north of Route 9 (Lewes Georgetown Highway) and 1,000 feet east of Road 281 (Josephs Road).
5. Subdivision #2011-1 – application of **JAMES JEFFREY AND DAFNE CARNRIGHT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 6.59 acres into 2 lots, located north of Sapp Road (Road 208) 630 feet east of Route 36.