



# PLANNING & ZONING

## AGENDAS & MINUTES

MAY 26, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 26, 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 May 12, 2011
- IV. Old Business
  1. C/U #1891 – Juan Santay Ajanel MJ
  2. Subdivision #2005-54 – Baywood, LLC MJ  
Final – Duneside at Baywood Phase 12
  3. C/Z #1704 – Seashore Highway Associates MJ
- V. Public Hearings
  1. C/U #1895 – Freedom Worship Center, Inc. IGB
  2. C/U #1896 – Timothy S. Miller RS
  3. C/U #1897 – Russell V. Banks RS
  4. C/U #1898 – Bruce Fisher RW
  5. C/U #1899 – Richard M. Ingram MJ

VI. Other Business

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|----|--|-----|
| 1. | Tidewater Environmental Services, Inc.<br>C/U # 1792 Wandendale Final Site Plan – Route 24 | MJ  |
| 2. | Ellendale Volunteer Fire Department, Inc.<br>C/U #1880 Site Plan – Road 213                | IGB |
| 3. | Sposato Landscaping<br>C/U #1446 Revised Site Plan – Road 367 B                            | RS  |
| 4. | William W. Stevenson, Jr.<br>3 Parcels & 50' Right of Way – Route 26                       | MR  |
| 5. | Subdivision #2005-52 Underhill Properties<br>Time Extension – Marsh Island                 | 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 16, 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).
2. Subdivision #2005-54—application of **BAYWOOD, LLC** to consider the subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 123.20 acres, more or less into 246 lots, (Cluster Development), to be located south of Road 301, 2,188 feet west of Route 24.

## PUBLIC HEARINGS

1. C/U #1895 – application of **FREEDOM WORSHIP CENTER, INC.** to consider the Conditional Use of land in B-1 Neighborhood Business District for a private school to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.71 acres, more or less, lying southwest of Old Route 14 (Argos Corner Road) 1,000 feet northwest of Road 224 (Slaughter Beach Road) and across from Road 224A (Rutt Road).
2. C/U #1896 – application of **TIMOTHY S. MILLER** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a mulch storage, processing and sales and boat and rv storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.729 acres, more or less, lying east of Road 365 (Peppers Corner Road) 1,327 feet south of Road 368 (Beaver Dam Road).
3. C/U #1897 – application of **RUSSELL V. BANKS** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 30.78 acres, more or less, lying east of Road 348 (Irons Lane) approximately 800 feet north of Road 349 (Old Mill Road).
4. C/U # 1898 -- application of **BRUCE FISHER** to consider the Conditional Use of land in AR-1 Agricultural Residential District for professional office to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 30,750 square feet, more or less, lying southeast corner of Road 532 (Camp Road) and U.S. Route 13.

5. C/U # 1899 – application of **RICHARD M. INGRAM** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (16 units) to be located on certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 4.0 acres, more or less, lying northwest of Road 291 (Martins Farm Road) 675 feet southwest of Road 262 (Fisher Road).