



# PLANNING & ZONING

## AGENDAS & MINUTES

MAY 27, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 27, 2010, 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 13, 2010
- IV. Old Business
  1. C/U #1829 – M. L. Joseph Sand & Gravel, Inc. MR
  2. C/U #1830 – J & T Properties, LLC IGB
  3. C/U #1863 – Andrew and Carol Walton MJ
- V. Public Hearings
  1. Subdivision #2008-25 – Underhill Properties, LLC MJ
  2. C/U #1831 – Mark Derrickson RS
  3. C/Z #1683 – J. G. Townsend, Jr. & Co. MJ
  4. C/Z #1668 – CB Twin Cedars, LLC RS
  5. C/Z #1669 – CB Twin Cedars, LLC 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: MAY 17, 2010

## OLD BUSINESS

1. C/U #1829 -- application of **M. L. JOSEPH SAND & GRAVEL, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to expand excavation of borrow pit to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 40.85 acres, more or less, lying north of Road 322 (Bunting Road) approximately 2,400 feet west of Governor Stockley Road (Road 432).
2. C/U #1830 -- application of **J & T PROPERTIES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an outpatient physical therapy clinic to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 24,553 square feet, more or less, lying north of Savannah Road (Route 9) across from Rt. 12 at Wescoats Corner.
3. C/U #1863 -- application of **ANDREW AND CAROL WALTON** to consider the Conditional Use of land in a MR Medium Density Residential District for a marina with restaurant, retail and multi-family dwelling structures (5 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.84 acre, more or less, lying southwest of Oak Orchard Road, northeast of Pine Street and northeast of Bay Road in Oak Orchard.

## PUBLIC HEARINGS

1. Subdivision #2008-25 -- application of **UNDERHILL PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 8.78 acres into 14 lots, (Environmentally Sensitive Development District Overlay Zone) expansion to 138 lot Environmentally Sensitive Development District Overlay Zone (#2005-52), located 500 feet east of Road 279 and 700 feet north of Road 279A.
2. C/U #1831 -- application of **MARK DERRICKSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small retail gun shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.2 acres, more or less, lying north of Road 336 (Piney Neck Road) 0.4 mile west of Road 335-A (Adams Road).
3. C/Z #1683 -- application of **J. G. TOWNSEND, JR. & CO.** to amend the Comprehensive Zoning Map from a C-1 General Commercial District, a B-1 Neighborhood Business District and an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying north of Road 274 (Old Landing Road) and across from Road 275A (Airport Road), to be located on 10.28 acres, more or less.

4. C/Z #1668 -- application of **CB TWIN CEDARS, LLC** to amend the Comprehensive Zoning Map from a GR General Residential District and a C-1 General Commercial District to a GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Road 382 (Route 20 and Zion Church Road) 1,000 feet east of Road 388 (Bixler Road), to be located on 58.55 acres, more or less.
5. C/Z #1669 -- application of **CB TWIN CEDARS, LLC** to amend the Comprehensive Zoning Map from a GR General Residential District and a C-1 General Commercial District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Road 382 (Route 20 and Zion Church Road) ¼ mile east of Road 388 (Bixler Road), to be located on 5.79 acres, more or less.