



PLANNING & ZONING

AGENDAS & MINUTES

MAY 31, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 31, 2012, 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 10, 2012

IV. Old Business

- | | | |
|----|---|----|
| 1. | C/U #1930 – Penn Central, LLC | RS |
| 2. | Subdivision #2011-5 – Cedar Creek Properties, LLC
Final – Deep Valley Farm Subdivision | MJ |

Public Hearings

- | | | |
|----|---|-----|
| 1. | APD # 2012-1 AD & D Farms, LLC | IGB |
| 2. | APD # 2012-2 Home Place Farm, LLC | IGB |
| 3. | C/Z #1716 – Box 64B Selbyville, LLC | RW |
| 4. | Ordinance Amendment – Chapter 115 – To Define
Substantially Underway or Abandoned Conditional Uses | |
| 5. | Ordinance Amendment – Chapter 115 – Setbacks and
Buffers in CR-1 | |
| 6. | Ordinance Amendment – Chapter 115 – Validity of an
RPC Preliminary and Final Site Plan | |

VI. Other Business

- | | | |
|----|---|----|
| 1. | Millville Organic Center | RS |
| | A. C/U# 1913 – Amended Condition | |
| | B. C/U # 1913 – Site Plan | |
| 2. | Colony Pool Service, Inc. | RS |
| | C/U #1924 – Site Plan - Route One | |
| 3. | Rehoboth Shore Campsites | MJ |
| | C/U #1852 Site Plan – Long Neck Road | |
| 4. | Riverside Plaza | MJ |
| | Parcel C Preliminary Site Plan – Route 24 | |
| 5. | Riverside Plaza | MJ |
| | Parcel D Preliminary Site Plan – Route 24 | |
| 6. | Riverside Plaza | MJ |
| | Parcel E Preliminary Site Plan – Route 24 | |
| 7. | Andrew and Samuel Phillips | MR |
| | 2 Parcels & 50' Easement – Road 498 | |
| 8. | Massey Farms, Inc. | RW |
| | Lot & 50' Easement – Route 9 | |
| 9. | Paul & Mechele Brennan | RS |
| | Parcel on 50' Easement – Road 84 | |

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 14, 2012

OLD BUSINESS

1. C/U #1930 – application of **PENN CENTRAL, LLC** to consider Conditional Use of land in B-1 Neighborhood Business District for a multi-family dwelling structure (3 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8,030 square feet, more or less, lying southeast corner of Pennsylvania Avenue (Road 51) and Bennett Road, and being Lot 3, Block 1, of Sussex Shores (Tax Map I.D. 1-34-13.15-159.00).
2. Subdivision #2011-5 – application of **CEDAR CREEK PROPERTIES, LLC**, to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 88.44 acres into 192 lots, and (Environmentally Sensitive Developing District Overlay Zone), located south of Route 9, north and south of Road 285 (Beaver Dam Road), 0.4 mile southwest of Route One (Tax Map I.D. 3-34-5.00-176.00 & 177.00).

PUBLIC HEARINGS

1. APD #2012-1 – application of **A D & D FARMS, LLC** to consider an Agricultural Preservation District in an Agricultural Residential Zoning District in Cedar Creek Hundred for one (1) parcel of land totaling 215 acres, more or less, located on the south of Cedar Beach Road (Road 36) and northwest of Cedar Neck Road (Road 206), for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation. (Tax Map I.D. 3-30-8.00-18.00)
2. APD #2012-2 – application of **HOME PLACE FARM, LLC** to consider an Agricultural Preservation District in an Agricultural Residential Zoning District in Cedar Creek Hundred for one (1) parcel of land totaling 214.97 acres, more or less, located on both sides of Road 38 (Primehook Road), south of Road 198 (Truitt Road) and west of Road 222 (Thirteen Curves Road), for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation. (Tax Map I.D. 2-30-22.00-43.00)
3. C/Z #1715 – application of **BOX 64 SELBYVILLE, LLC** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District to a CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 13.24 acres, more or less, lying west of Camp Road (Road 532) 2,800 feet south of Cannon Road (Route 18). (Tax Map I.D. 3-331-2.00-18.13)

4. AN ORDINANCE TO AMEND CHAPTER 115, SECTION 115-174 OF THE CODE OF SUSSEX COUNTY TO DEFINE WHEN CONSTRUCTION OR USE IS SUBSTANTIALY UNDERWAY OR ABANDONED FOR THE PURPOSE OF DETERMINING THE PERIOD OF VALIDITY FOR A CONDITIONAL USE
5. AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XX SECTION 115-194.1 TO INCLUDE REFERENCE TO SETBACKS AND BUFFERS IN THE CR-1 COMMERCIAL RESIDENTIAL DISTRICT.
6. AN ORDINANCE TO AMEND CHAPTER 115, SECTION 218, OF THE CODE OF SUSSEX COUNTY TO CLARIFY THE VALIDITY OF AN RPC PRELIMINARY AND FINAL SITE PLAN.