



PLANNING & ZONING

AGENDAS & MINUTES

JUNE 9, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 9, 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 26, 2011
- IV. Old Business
 1. Subdivision #2010-7 – A.J. Bierman, Bierman Family, LLC MR
Preliminary- Kings Farm Subdivision
 2. C/Z #1704 – Seashore Highway Associates MJ
 3. C/U # 1895- Freedom Worship Center, Inc IGB
 4. C/U #1896 – Timothy S. Miller RS
 5. C/U #1897 – Russell V. Banks RS
 6. C/U # 1899 – Richard M. Ingram MJ
- V. Public Hearings
 1. APD # 2011-1 – J.L. Carpenter, Sr., Family Limited Partnership
 2. APD #2011-2 – J.L. Carpenter, Sr., Family Limited Partnership
 3. C/U #1900 – Doris D. Tuner RS
 4. Subdivision #2011-3 – Keith Properties RS
 5. Subdivision #2011-4 – Branson S. Smith RW

VI. Other Business

1. Laurel Fire Department, Inc MR
C/U #1879- Site Plan – Road 479 (Fire Tower Road)
2. Subdivision #2009-10- H.P. Layton Partnership IGB
Brickyard Landing – Reconsideration of Condition of Approval
3. Richard and Randall Culver RS
2 Lots and 50' Easement – Road 511 (Jackson 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: MAY 31, 2011

OLD BUSINESS

1. Subdivision #2010-7 - application of **A. J. BIERMAN, BIERMAN FAMILY, LLC**, to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 55.059 acres into 47 Lots, located northwesterly side of Road 446 (Beaver Dam Branch Road) 525 feet, southwesterly of Road 447 (Johnson Road).
2. 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).
3. 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).
4. 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).
5. 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).
6. 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).

PUBLIC HEARINGS

1. APD #2011-1 – application of **J.L. CARPENTER, SR., FAMILY LIMITED PARTNERSHIP** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred for three (3) parcels of land totaling 264.1 acres, more or less, located on both sides of Road 259 (Carpenter Road) and 0.7 miles west of Road 257 (Diamond Farm Road), for the purpose of recommendation to the Delaware Agricultural Lands Preservation Foundation.
2. APD #2011-2 – application of **J.L. CARPENTER, SR., FAMILY LIMITED PARTNERSHIP** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred for three (3) parcels of land totaling 371.24 acres, more or less, located on the north side of Road 257 (Round Pole Bridge), and 0.8 miles north of Route 88 (Cave Neck Road), for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
3. C/U #1900 – application of **DORIS D. TURNER** 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 7.11 acres, more or less, lying southeast of Road 365 (Powell Farm Road) approximately 1,750 feet south of Route 26 intersection at St. Georges Church.
4. Subdivision #2011-3 – application of **KEITH PROPERTIES, INC**, to consider the subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 5.99 acres into 8 Lots, (Environmentally Sensitive Development Overlay Zone), located southerly end of Marina Road approximately 850 feet south of Road 336.
5. Subdivision #2011-4 – application of **BRANSON S. SMITH**, to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 31.93 acres into 15 lots, and a variance from the forested buffer requirements, located at the end of Anna Patrick Lane Extended, a private 50' easement, approximately 1,080 feet north of Road 535 (Middleford Road).