



PLANNING & ZONING

AGENDAS & MINUTES

JUNE 24, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 24, 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 June 10, 2010
- IV. Old Business
 1. C/Z #1668 – CB Twin Cedars, LLC RS
 2. C/Z #1669 – CB Twin Cedars, LLC RS
 3. CU #1832 – Hazzard Auto Repair MJ
 4. CU #1833 – David O. Rickards RS
 5. CU #1834 – Richard F. Lynam MJ
 6. CU #1859 – The Johnson Associates, L.L.C. IGB
 7. Subdivision #2010 – 3 – Diamond State Community Land Trust MR
- V. Public Hearings
 1. Subdivision #2009-2 – Keith Properties, Inc. RS
 2. Subdivision #2009-3 – Woodland Ferry Estates, LLC RW
 3. C/U #1837 – Harold J. Bowden IGB

Agenda

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| 4. | C/Z #1685 – Shelah Branch Farms, LLC
TO BE RESCHEDULED | MR |
| 5. | C/Z #1686 – Workman’s Store, LLC | MR |

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: JUNE 11, 2010

OLD BUSINESS

1. 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.
2. 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.
3. C/U #1832 -- application of **HAZZARD AUTO REPAIR** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for an auto repair shop and contractors' storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.404 acres, more or less, lying north of Road 280B (Conley's Chapel Road) 100 feet east of Road 288 (Wil King Road).
4. C/U #1833 -- application of **DAVID O. RICKARDS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an assembly plant for underwater turbines to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 15.38 acres, more or less, lying southeast of Road 367B (Rickards Road) 2,230 feet northeast of Road 370 (Daisey Road).
5. C/U #1834 -- application of **RICHARD F. LYNAM** to consider the Conditional Use of land in a GR General Residential District for seasonal storage of umbrella stands to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9,625 square feet, more or less, lying northwest of Hebron Road (Road 273) across from Canal Crossing Road, being the northeast portion of Lot #89 and a southwest portion of Lot #90.
6. C/U #1859 -- application of **THE JOHNSON ASSOCIATES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to confirm, clarify and expand the historical uses of the property, including: business and professional offices; landscaping; retail and wholesale sales; indoor warehousing and storage; indoor vehicle, truck and equipment repair; indoor fabrication; and recycling operations to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 10.0238 acres, more or less, lying southeast of Route 38 (Primehook Road) 2,240 feet northeast of Route One.
7. Subdivision #2010-3 -- application of **DIAMOND STATE COMMUNITY LAND TRUST** to consider the Subdivision of land in an AR-1 Agricultural

Residential District in Little Creek Hundred, Sussex County, by dividing 42.17 acres into 50 lots, (Cluster Development), located north of Road 72 (Wootten Road) across from Road 458 (Hudson Road) and west of Trap Pond.

PUBLIC HEARINGS

1. Subdivision #2009-2 -- 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 District Overlay Zone), located at the southerly end of Marina Road approximately 850 feet south of Route 336.
2. Subdivision #2009-3 -- application of **WOODLAND FERRY ESTATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 30.65 acres into 22 lots, located northeast of Road 78, 425 feet northwest of Road 80.
3. C/U #1837 -- application of **HAROLD J. BOWDEN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for renewal and continuation of a construction storage yard to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.07 acres, more or less, lying southeast of Road 265A, 1,135 feet northeast of Route One.
4. C/Z #1685 -- application of **SHELAH BRANCH FARMS, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying north of Route 20 (Hardscrabble Road) and 1,200 feet west of Road 431 (Shortly Road), to be located on 9.024 acres, more or less.
TO BE RESCHEDULED
5. C/Z #1686 -- application of **WORKMAN'S STORE, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying at the northwest corner of Shortly Road (Road 431) and Hardscrabble Road (Route 20), to be located on 24,743 square feet.