



PLANNING & ZONING

AGENDAS & MINUTES

JULY 14, 2010

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, JULY 14, 2010, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Consent Agenda
 1. Subdivision #2006-17 – Sawmill Associates, Inc. IGB
Final – Herring Wood Village Subdivision
 2. Time Extensions
 - a. Subdivision #2004-55 – MJR Investors, LLC MJ
 - b. Subdivision #2005-52 – Underhill Properties, LLC MJ
 - c. Subdivision #2005-54 – Baywood, LLC MJ
 - d. Subdivision #2006-9 – RW Durham & Associates MR
 - e. Subdivision #2006-51 – Wolfe Properties, Inc. MR
- IV. Old Business
 1. CU #1832 – Hazzard Auto Repair MJ
 2. CU #1833 – David O. Rickards RS
 3. CU #1834 – Richard F. Lynam MJ
 4. C/U #1837 – Harold J. Bowden IGB
 5. C/Z #1686 – Workman's Store, LLC MR
 6. Subdivision #2009-2 – Keith Properties, Inc. RS
Preliminary
 7. Subdivision #2010 – 3 – Diamond State Community MR

Land Trust
Preliminary

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V. Other Business

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| 1. | Americana Bayside MR/RPC
Parcel H Preliminary Site Plan – Route 54 | RS |
| 2. | Wayne Drywall
C/U #1804 – Site Plan – Route 20 and Route 17 | RS |
| 3. | KGH Property Development, LLC
8 Lots – Road 257 | IGB |
| 4. | Richard M. Davis, Jr.
Lot and 50' Easement – Road 205 | IGB |
| 5. | Mark J. Wells
3 Lots and 50' Right of Way – Road 38 | IGB |
| 6. | Steve Millman
2 Lots and 50' Easement – Route One | IGB |
| 7. | Henry James Johnson
3 Lots and 50' Right of Way – Route 30 | MJ |
| 8. | Michael J. Dickerson
Lot and 50' Right of Way – Road 497 | MR |
| 9. | Timothy Chambers
Lot and 50' Right of Way – Road 62 | MR |
| 10. | Eastburn Estates
2 Lots and 50' Easement – McCoy's Way | RS |
| 11. | Connie Cooper
Lot and 50' Easement – Road 395 | RS |
| 12. | Caleb F. Sierra
Lot and 50' Easement – Road 547 | RW |
| 13. | Delaware Department of Transportation
Parcel and 50' Right of Way – Route 404 By-Pass | RW |

14. Bay City Manufactured Home Park
Clarification – Route 22

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: JUNE 25, 2010

OLD BUSINESS

1. 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).
2. 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).
3. 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.
4. 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.
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.
6. 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.

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.