



PLANNING & ZONING

AGENDAS & MINUTES

JULY 22, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 22, 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 July 8, 2010
- IV. Old Business
 1. C/U #1838 – Brian L. White and Lisa D. White MJ
 2. C/U #1839 – R. Joseph Johnson IGB
 3. C/U #1840 – Juliane Olber and William N. Hein MJ
 4. C/Z #1688 – Harry Caswell, Inc. MJ
- V. Public Hearings
 1. C/U #1843 – Ronald Simmons IGB
 2. C/U #1844 – Brad and Caroline Hawkes MR
 3. C/U #1847 – Brian D. Butler RW
 4. C/U #1866 – Trustees of Church of Christ RS
 5. Subdivision #2009-5 – John Novosel 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: JULY 12, 2010

OLD BUSINESS

1. C/U #1838 -- application of **BRIAN L. WHITE AND LISA D. WHITE** to consider the Conditional Use of land in a GR General Residential District for a well drilling business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.0 acres, more or less, lying west of Road 279 (Camp Arrowhead Road) 390 feet north of Road 277 (Angola Road).
2. C/U #1839 -- application of **R. JOSEPH JOHNSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a shop/office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 21,962 square feet, more or less, lying north of Road 269 (Clay Road) 600 feet east of Road 276 (Shady Road).
3. C/U #1840 -- application of **JULIANE OLBER AND WILLIAM N. HEIN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a screen printing, embroidery, vinyl sign business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 10,615 square feet, more or less, lying northeast of Route 24 (John J Williams Highway) 275 feet southwest of Road 275 (Plantation Road).
4. C/Z #1688 -- application of **HARRY CASWELL, INC.** to amend the Comprehensive Zoning Map from a GR General Residential District to a GR-RPC General Residential District – Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying north of Road 297 (Mount Joy Road) 0.8 mile east of Route 30, and west of Oak Street, a subdivision street, to be located on 22.66 acres, more or less.

PUBLIC HEARINGS

1. C/U #1843 -- application of **RONALD SIMMONS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an awning and sunroom retail business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.14 acres, more or less, lying southeast of Road 266 (New Road), 2,600 feet northeast of Road 266A (Lynn Road).
2. C/U #1844 -- application of **BRAD AND CAROLINE HAWKES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility to be located on a certain parcel of land lying and being in Dagsboro

Hundred, Sussex County, containing 18.39 acres, more or less, lying north of Road 329 (East Piney Grove Road), 1,500 feet west of U.S. Route 113.

3. C/U #1847 -- application of **BRIAN D. BUTLER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for automotive metal fabrication/welding to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 2.06 acres, more or less, lying southeast of Sandhill Road (Road 569), 1,700 feet southwest of Route 404 (Seashore Highway).
4. C/U #1866 -- application of **TRUSTEES OF CHURCH OF CHRIST** to consider the Conditional Use of land in a GR General Residential District for an expansion of an existing cemetery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.205 acres, more or less, lying southwest of Frankford School Road (Route 92), 0.5 mile southeast of Thatcher Street.
5. Subdivision #2009-5 -- application of **JOHN NOVOSEL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 152.35 acres into 160 lots, (Standard and Environmentally Sensitive Development District Overlay Zone), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 277, across from Road 277B.