



# PLANNING & ZONING

## AGENDAS & MINUTES

AUGUST 9, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 9, 2012, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of July 18, 2012  
Approval of Minutes of July 26, 2012
- IV. Old Business
  1. Subdivision #2005-91 Highland Development Corp. MJ  
Final – Ferry Cove Subdivision
  2. C/U # 1932 – Tanya A. Gibbs & Kimwuan L. Gibbs MJ
  3. C/U # 1933 – Mark A. Giblin RS
  4. C/U # 1936 – Chester Townsend, IV RS
- V. Public Hearings
  1. C/U #1938 – Karen Barwick MJ
  2. C/U # 1939 – Jacqueline Tyson – Hope MR
  3. C/U # 1940 – Phil DePenna RW
  4. C/U # 1941 – Delaware Electric Cooperative, Inc. MR

VI. Other Business

1. Americana Bayside MR/RPC  
Final Site Plan – Parcel 16 – Route 54 RS
2. C/U #1716 – Andrew Lubin  
Determination of Substantially Underway – Route 24 MJ
3. Everett C., Jr. & Tamara M. Toomey  
3 Lots on 50' Right of Way – Route 20 (Betts Pond Road) MJ
4. C/U #1897 – Russell V. Banks  
Easement Location Discussion – Road 348 (Irons Lane) RS
5. Americana Bayside MP/PRC  
Phase 6 Final Site Plan – Route 54 RS

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 30, 2012

REVISED: July 31, 2012 (To include other business No. 5 Americana Bayside)

OLD BUSINESS

1. Subdivision #2005-91 – application of **HIGHLAND DEVELOPMENT CORPORATION** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 195.93 acres into 420 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Route 24, approximately 1 mile west of Road 309 (Tax Map I.D. 2-34-33.00-7.00, 7.01, & 8.00).
2. C/U # 1932 – application of **TANYA A. GIBBS AND KIMWUAN L. GIBBS** to consider Conditional Use of land in an GR General Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 27,250 square feet, more or less lying southeast of Road 285 (Beaver Dam Road), 2,500 feet south of Road 287 (Kendale Road) (Tax Map I.D. 2-34-6.00-13.00).
3. C/U #1933 – application of **MARK A. GIBLIN** to consider Conditional Use of land in an AR-1 Agricultural Residential District for a towing service and landscaping to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.374 acre, more or less, lying southeast of Route 17 (Roxana Road), 1,185 feet northeast of Road 382 (Zion Church Road) (Tax Map I.D. 5-33-6.00-60.02).
4. C/U #1936 – application of **CHESTER TOWNSEND, IV** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a food vendor to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acres, more or less, lying north of Route 26, 0.2 mile northeast of Road 342 (Sandy Lane Road) (Tax Map I.D. 1-34-11.00-3.00).

PUBLIC HEARINGS

1. C/U #1938 – application of **KAREN BARWICK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a therapist office and residence to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,161 square feet, more or less, lying north of Route 24 (John J. Williams Highway) 425 feet east of Road 275 (Plantation Road) (Tax Map I.D. 3-34-12.00-85.00)

2. C/U #1939 – application of **JACQUELINE TYSON –HOPE** to consider Conditional Use of land in an AR-1 Agricultural Residential District for a reception use, I.E. weddings, birthdays, retirements, to be located on a certain parcel of land lying and being in Broad Creek, Sussex County, containing 6.59 acres more or less, lying south of Bailey’s Landing Drive, 0.6 mile west of Road 487A (Beagle Club Road) (Tax Map I.D. 2-32-10.00-8.02).
3. C/U #1940 – application of **PHIL DePENNA** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a physical training studio and gym, to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 33,418.9 square feet, more or less, lying east of Route 13A (Seaford Road) 1,000 feet north of Road 480 (Mount Zion Road) (Tax Map I.D. 1-32-12.00-20.00)
4. C/U #1941 – application of **DELAWARE ELECTRIC COOPERATIVE, INC.** to consider Conditional Use of land in an AR -1 Agricultural Residential District for a solar electric generation facility, to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 40 acre, more or less, lying southeast of Trap Pond Road (Route 62) approximately 840 feet northeast of Road 518 (Substation Road) (Tax Map I.D. 1-35-22.00-23.00 (Part of).