



PLANNING & ZONING

AGENDAS & MINUTES

AUGUST 12, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 12, 2010, 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 14, 2010
Approval of Minutes of July 22, 2010
- IV. Old Business
 1. C/U #1838 – Brian L. White and Lisa D. White MJ
 2. C/U #1840 – Juliane Olber and William N. Hein MJ
 3. C/Z #1688 – Harry Caswell, Inc. MJ
 4. C/U #1847 – Brian D. Butler RW
 5. Subdivision #2009-5 – John Novosel MJ
- V. Public Hearings
 1. C/Z #1691 – Linder & Company, Inc. c/o Andrea Finerosky
TO BE RESCHEDULED RS
 2. C/U #1849 – Linder & Company, Inc. c/o Andrea Finerosky
TO BE RESCHEDULED RS
 3. C/U #1850 – Inland Bays, LLC RS
 4. C/Z #1692 – Frank J. Emmi, Jr. 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 23, 2010

REVISED: JULY 27, 2010

(Revised for removal of C/Z #1691 and C/U #1849)

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 #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).
3. 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.
4. 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).
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.

PUBLIC HEARINGS

1. C/Z #1691 -- application of **LINDER & COMPANY, INC., C/O ANDREA FINEROSKY** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR General Residential District for a certain

parcel of land lying and being in Baltimore Hundred, Sussex County, land lying northeast of Old Mill Road (Road 349) and 450 feet northwest of Railway Road (Road 350), to be located on 34 acres, more or less.

TO BE RESCHEDULED

2. C/U #1849 -- application of **LINDER & COMPANY, INC., C/O ANDREA FINEROSKY** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 48.3595 acres, more or less, lying at the northwesterly corner of Railway Road (Road 350) and Old Mill Road (Road 349).
TO BE RESCHEDULED
3. C/U #1850 -- application of **INLAND BAYS, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.96 acres, more or less, lying north of Route 360 (Fred Hudson Road) , 1,360 feet east of Route 357 (Cedar Neck Road).
4. C/Z #1692 -- application of **FRANK J. EMMI, JR.** From an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying northwest of Route 24 (John J Williams Highway), 850 feet west of Love Creek, to be located on 0.51 acres, more or less.