



# PLANNING & ZONING

## AGENDAS & MINUTES

AUGUST 23, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 23, 2012, 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 August 9, 2012
- IV. Old Business
  1. C/U # 1932 – Tanya A. Gibbs & Kimwuan L. Gibbs MJ
  2. C/U # 1936 – Chester Townsend, IV RS
  3. C/U #1938 – Karen Barwick MJ
  4. C/U # 1940 – Phil DePenna RW
- V. Public Hearings
  1. C/U #1942 – Douglas L. Boozer MJ
  2. C/U # 1943 – Charles L. Williams MJ
- VI. Other Business
  1. C/U #1716 – Andrew Lubin MJ  
Determination of Substantially Underway – Route 24
  2. C/U #1897 – Russell V. Banks RS  
Easement Location Discussion – Road 348 (Irons Lane)

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| 3.  | Americana Bayside MR/RPC<br>Preliminary Site Plan – Donut Hole – East Sand Cove Road         | RS  |
| 4.  | Crist and Brian Zook<br>C/U #1931 Site Plan – Road 611 (Owens Road)                          | IGB |
| 5.  | CVS Pharmacy<br>C/U #1868 Site Plan – Savannah Road  | IGB |
| 6.  | Bayville Shores HR/RPC<br>Utility Site Plan – Route 54                                       | RS  |
| 7.  | Subdivision #2005-78 Delmarva Woodlands Alliance<br>Cool Spring Meadows – Amended Conditions | MJ  |
| 8.  | Joan B. Hitchens<br>Lot on 50' Right of Way – Road 432                                       | MR  |
| 9.  | John H. Parker, Sr.<br>2 Lots & 50' Easement – Road 326 (State Street)                       | RS  |
| 10. | Bonita Spencer<br>2 Lots & 50' Easement – Road 308 (Cordrey Road)                            | 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: August 10, 2012

OLD BUSINESS

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

PUBLIC HEARINGS

1. C/U #1942 – application of **DOUGLAS L. BOOZER** to consider Conditional Use of land in an AR-1 Agricultural Residential District for storage, maintenance general office for contracting/excavating, to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.56 acres more or less, lying south of Huff Road (Road 252) 2,000 feet west of Route 30 (Tax Map I.D. 2-35-24.00-39.13).

2. C/U #1943 – application of **CHARLES L. WILLIAMS** to consider Conditional Use of land in an AR -1 Agricultural Residential District for an automotive repair shop/garage, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.565 acres, more or less, lying north end of Summer Place, a private Road, 265 feet north of Road 291 (Martins Farm Road) and being approximately 3,000 feet east of Route 5 (Tax Map I.D. 3-34-9.00-1.03).