



PLANNING & ZONING

AGENDAS & MINUTES

SEPTEMBER 23, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 23, 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 September 9, 2010
- IV. Old Business
 1. C/U #1855 – Double R. Holdings, LLC MJ
 2. C/U #1858 – Omar Road, LLC RS
 3. Subdivision #2009-11 – Branch Woods, L.L.C. IGB
- V. Public Hearings
 1. Ordinance Amendment Chapter 115 – Definitions Manufactured Homes
 2. Ordinance Amendment Chapter 115 – Gross Floor Area Manufactured Homes
 3. Ordinance Amendment Chapter 115 – Conditional Uses Manufactured Homes
 4. Ordinance Amendment Chapter 115 – Variances Manufactured Homes
- VI. Other Business
 1. Bethany Bay AR-1/RPC RS
Revised Master Plan – Road 350
 2. Ocean Park MJ

Amended Condition – Road 275

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3. Bay Forest Club MR/RPC RS
Phase 2 Subphase 2.1 – Final Site Plan – Roads 347 and 349
4. Angola Estates GR/RPC MJ
Lot 63 Revised Buildable Area – Talbot Drive
5. Nancy H. and Christina Russell MR
Lot and 50' Right of Way – Road 451 (Arvey Road)
6. Norman C. Jackson, III IGB
2 Parcels and 50' Easement – Road 88 (Cave Neck Road)

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: SEPTEMBER 10, 2010

OLD BUSINESS

1. C/U #1855 -- application of **DOUBLE R HOLDINGS, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for general offices and medical/professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.40 acres, more or less, lying southwest of Plantation Road (Road 275) 2,100 feet northwest of Route 24.
2. C/U #1858 -- application of **OMAR ROAD, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a helicopter landing site (private) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 8.45 acres, more or less, lying north of Omar Road (Route 54) 1,800 feet east of Road 354 (Dukes Road) and 0.5 mile west of Road 382 (Armory Road).
3. Subdivision #2009-11 -- application of **BRANCH WOODS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 30.99 acres into 46 lots, (Cluster Development), located at the southeast corner of the intersection of Route 5 (Union Street) and Road 234B (Draper Road).

PUBLIC HEARINGS

1. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE I RELATING TO DEFINITIONS REGARDING MANUFACTURED HOMES.
2. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE XXV, § 115-187 C RELATING TO GROSS FLOOR AREA OF MANUFACTURED HOMES.
3. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE XXIV, § 115-172 G RELATING TO CONDITIONAL USES REGARDING MANUFACTURED HOMES.
4. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE XXVII, § 115-211 RELATING TO VARIANCES.