



PLANNING & ZONING

AGENDAS & MINUTES

OCTOBER 14, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 14, 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 23, 2010
- IV. Consent Agenda
 1. Subdivision #2005-60 – Mandrin Homes RS
Time Extension
 2. Subdivision #2007-13 – C. Larry McKinley MR
Time Extension
- V. Old Business
 1. C/U #1855 – Double R Holdings, LLC MJ
 2. Ordinance Amendment Chapter 115 – Conditional Uses Manufactured Homes
 3. Ordinance Amendment Chapter 115 – Variances Manufactured Homes
- VI. Public Hearings
 1. Subdivision #2010-1 – Barbara Ann Manship MJ
 2. Subdivision #2010-2 – Kidfar Properties, L.L.C. MJ
 3. C/U #1860 – John F. and Lorry A. Luikart RS
 4. C/U #1861 – Absher Construction, Inc. MR

5. C/U #1864 – Dawn’s Country Market IGB
- VII. Other Business
1. King Farm Industrial Park MJ
C/U #1705 – Determination – Park Avenue
 2. Sunset Harbor RS
C/U #1612 – Revised Site Plan – Road 357
 3. Gray’s Creative Touch RS
C/U #1745 – Time Extension and Preliminary Site Plan –
Route 26
 4. William T. and Betty J. Mumford MR
Parcel and 50’ Easement – Road 68
 5. Kermick and Lillie L. Trammell RW
Parcel and 50’ Right of Way – Route 20
 6. Subdivision #2005-79 – Paradise Property RS
Time Extension

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 24, 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. 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.
3. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE XXVII, § 115-211 RELATING TO VARIANCES.

PUBLIC HEARINGS

1. Subdivision #2010-1 -- application of **BARBARA ANN MANSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 7.29 acres into 3 lots, (strip lots), located west of Gravel Hill Road (Route 30), 170 feet south of Neptune Road (Road 251).
2. Subdivision #2010-2 -- application of **KIDFAR PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 2.01 acres into 2 lots, located southeast corner of the intersection of Road 48 (Hollymount Road) and Scottie Run, a private road.
3. C/U #1860 -- application of **JOHN F. AND LORRY A. LUIKART** to consider the Conditional Use of land in a B-1 Neighborhood Business District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8,140 square feet, more or less, lying east of Pennsylvania Avenue and Route One and 75 feet north of Bennett Road.
4. C/U #1861 -- application of **ABSHER CONSTRUCTION, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to park/store construction equipment and materials, and light duty metal fabrication to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 2.622 acres, more or less, lying west of Trussum Pond Road (Road 462), 4,900 feet north of Wooten Road (Road 72).

5. C/U #1864 -- application of **DAWN'S COUNTRY MARKET** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a country market with BBQ, ice cream, Amish meats/cheese/baked goods and the sale of produce, nursery stock, flowers, and items associated with gardening to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.32 acres, more or less of a 14.92 acre tract, lying at the northwest corner of Cave Neck Road (Route 88) and Route One.