



PLANNING & ZONING

AGENDAS & MINUTES

OCTOBER 28, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 28, 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 October 14, 2010
- IV. Consent Agenda
 1. C/U #1739 – Eric Sugrue, Big Trips, LLC MJ
Time Extension
 2. C/U #1741 – David G. Horsey & Sons, Inc. MR
Time Extension
 3. C/U #1792 – Tidewater Environmental Services, Inc. MJ
Time Extension
 4. C/U #1807 – Tidewater Environmental Services, Inc. MR
Time Extension
 5. Subdivision #2007-5 – David Edwards MJ
Time Extension
 6. Subdivision #2007-9 – Thompson Schell, LLC IGB
Time Extension
 7. Subdivision #2007-14 – Bob Brooks MJ
Time Extension
 8. Subdivision #2005-64 – Palisades Land, LLC RS
The Estuary Phase 1 – Final

V. Old Business

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| 1. | C/U #1864 – Dawn’s Country Market | IGB |
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VI. Public Hearings

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| 1. | Subdivision #2010-5 – Kathleen Davis | RS |
| 2. | C/U #1867 – Lawson’s Produce, LLC | MJ |
| 3. | C/Z #1695 – Thomas Hopkins | RW |
| 4. | C/Z #1696 – Timothy J. Stubbs and Coleen M. Hunter | RS |
| 5. | C/Z #1698 – Frank J. Emmi, Jr. | MJ |

VII. Other Business

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| 1. | Wandendale Regional Wastewater Treatment and Disposal Facility
C/U #1792 – Site Plan – Route 24 | MJ |
| 2. | Griffin Family Practice, P.A.
C/U #1811 – Site Plan – Route 54 | RS |
| 3. | Freedom Rides
Revised Buffer Plan – U.S. Route 13 | RW |
| 4. | Freedom Worship Center
Preliminary Site Plan – Road 202 | IGB |
| 5. | Susan VanVorst
2 Lots and 50’ Right of Way – Route 9 | MJ |
| 6. | Joseph McQuaide
Lot on 50’ Right of Way – Road 285 | MJ |
| 7. | Deborah L. Whaley
Lot on 50’ Easement – Road 493 | MR |
| 8. | Dennis W. Pierce
2 Lots and 50’ Easement – Road 353 | RS |

9. Subdivision #2005-57 – Blackwater Creek, Inc. MR
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: OCTOBER 18, 2010

OLD BUSINESS

1. 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.

PUBLIC HEARINGS

1. Subdivision #2010-5 -- application of **KATHLEEN DAVIS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 2.05 acres into 2 lots, located southwest of Murphy Circle within Fenwick Island Estates, 725 feet north of Route 54.
2. C/U #1867 -- application of **LAWSON'S PRODUCE, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a mulch facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 2.20 acres, lying east of Route 5, south of Railroad and 1,700 feet south of Route 9.
3. C/Z #1695 -- application of **THOMAS HOPKINS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying east of U.S. Route 13, 1,250 feet north of Road 532 (Camp Road), to be located on 21,795 square feet, more or less.
4. C/Z #1696 -- application of **TIMOTHY J. STUBBS AND COLEEN M. HUNTER** to amend the Comprehensive Zoning Map from a C-1 General Commercial District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the northwest corner of Road 384 (Bayard Road) and Janus Court, and 400 feet north of Road 370 (Daisey Road), to be located on 22,172 square feet, more or less.
5. C/Z #1698 -- application of **FRANK J. EMMI, JR.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business 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.