



PLANNING & ZONING

AGENDAS & MINUTES

NOVEMBER 10, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, NOVEMBER 10, 2010, at 3:00 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 28, 2010
- IV. Consent Agenda
 1. C/U #1750 – Percy, Inc. RS
Time Extension
 2. C/U #1781 – Rodney W. Smith MJ
Time Extension
 3. Subdivision #2005-85 – Ernest H. Hosse, III RW
Time Extension
 4. Subdivision #2006-10 – Lacrosse Homes of DE, Inc. MR
Time Extension
- V. Old Business
 1. C/U #1867 – Lawson's Produce, LLC MJ
- VI. Public Hearings

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| 1. | C/Z #1691 – Linder & Company, Inc. c/o Andrea Finerosky | RS |
| 2. | C/U #1849 – Linder & Company, Inc. c/o Andrea Finerosky | RS |
| 3. | C/U #1870 – Allen McCabe/McCabe's Farms, LLC | RW |
| 4. | C/U #1871 – Candleberry Creek | IGB |

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| 5. | Subdivision #2010-4 – Jesse Frederick Conaway and Everett T. Conaway | MR |
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VII. Other Business

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| 1. | C/U #1866 – Trustees of Church of Christ
Preliminary Site Plan – Road 92 | RS |
| 2. | Sam Yoder & Son, Inc.
C/U #1447 – Amended Condition – Route 16 | IGB |

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 29, 2010

OLD BUSINESS

1. 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.

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.
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).
3. C/U #1870 -- application of **ALLEN MCCABE/MCCABE'S FARMS, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for sheet metal fabrication and welding for the poultry industry and offices to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 6.45 acres, more or less, of a 63.07 acre tract, lying north of Seashore Highway (Route 18/404), 620 feet east of Road 528.
4. C/U #1871 -- application of **CANDLEBERRY CREEK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of Conditional Use No. 1265 (Ordinance No. 1284) antiques and craft shop and wildlife and folk art by adding the sale of swing sets, sheds, outdoor furniture, fencing and various garden and yard accessories to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.05 acres, more or less, lying west of Route One, 3,540 feet north of Road 198 (Truitt Road).

5. Subdivision #2010-4 -- application of **JESSE FREDERICK CONAWAY AND EVERETT T. CONAWAY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 160.2 acres into 99 lots, located south of Road 78 (Woodland Ferry Road), 100 feet east of Road 490A (River Road) and east of the Nanticoke River.