



PLANNING & ZONING

AGENDAS & MINUTES

DECEMBER 9, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 9, 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 November 10, 2010
Approval of Minutes of November 18, 2010
- IV. Old Business
 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. Subdivision #2010-4 – Jesse Frederick Conaway and Everett T. Conaway MR
- V. Public Hearings
 1. C/U #1874 – Ed Hileman Drywall, Inc. RS
 2. C/U #1875 – Frederick J. Taylor, Jr. MR
 3. C/U #1876 – Douglas R. Morgan IGB
 4. C/U #1879 – Laurel Fire Department, Inc. MR
 5. C/U #1880 – Ellendale Volunteer Fire Company, Inc. IGB
- VI. Other Business

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| 1. | Matthew and Karen Weidman | MJ |
| | a. Time Extension | |
| | b. C/U #1736 – Site Plan – Road 277 | |
| | | Agenda |
| | | December 9, 2010 |
| | | Page 2 |
| 2. | Subdivision #2005-57 – Blackwater Creek, Inc. | MR |
| | Time Extension | |
| 3. | Subdivision #2007-20 – Golden Acres Limited Partnership | MR |
| | Time Extension | |
| 4. | Subdivision #2007-27 – Jestice Farms, LLC | MR |
| | Time Extension | |
| 5. | Subdivision #2008-6 – Bay Twenty, LLC | RS |
| | a. Time Extension | |
| | b. Request for Site Work | |
| 6. | Discussion of Sub Regional Planning | |

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: NOVEMBER 19, 2010

OLD BUSINESS

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. 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.

PUBLIC HEARINGS

1. C/U #1874 -- application of **ED HILEMAN DRYWALL, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.1621 acres, more or less, lying northwest of Route 17 (Roxana Road) 800 feet north of Road 388 (Bixler Road) and 0.4 mile south of Road 52C (Phillips Road).
2. C/U #1875 -- application of **FREDERICK J. TAYLOR, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 2.73 acres, more or less, lying at the southeast corner of Route 24 and Road 461 (Old Stage Road).
3. C/U #1876 -- application of **DOUGLAS R. MORGAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for automotive repair, welding and fabrication to be located on a certain parcel of land lying and being in

Cedar Creek Hundred, Sussex County, containing 3.52 acres, more or less, lying south of Road 207 (Johnson Road) 150 feet east of U.S. Route 113.

4. C/U #1879 -- application of **LAUREL FIRE DEPARTMENT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a fire department substation to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 4.9652 acres, more or less, lying west of Fire Tower Road (Road 479) 550 feet north of Sycamore Road (Road 466).
5. C/U #1880 -- application of **ELLENDALÉ VOLUNTEER FIRE COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a fire department substation to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 16.62 acres, more or less, lying east of North Old State Road (Road 213C) 400 feet north of Lofland Drive (Road 38A).