



PLANNING & ZONING

AGENDAS & MINUTES

FEBRUARY 10, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 10, 2011, 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 January 27, 2011

* Executive Session – Pending Litigation

IV. Old Business

- | | | |
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| 1. | Subdivision #2010-6 – Cannon Road Investments, LLC Preliminary | MJ |
| 2. | C/Z #1699 - Olde Towne Point, LLC | IGB |
| 3. | C/U #1868 – Olde Towne Point, LLC | IGB |

V. Public Hearings

- | | | |
|----|---------------------------------------|----|
| 1. | C/Z #1685 – Shelah Branch Farms, LLC | MR |
| 2. | C/U #1869 – John and Nicole Scott | MR |
| 3. | C/U #1877 – Tidewater Utilities, Inc. | MJ |

VI. Other Business

- | | | |
|----|---|----|
| 1. | Old Stage Auto Sales
C/U #1875 – Site Plan – Route 24 & Road 461 | MR |
| 2. | Perdue – Bridgeville | RW |

Site Plan – Road 584 (Route 404)

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- | | | |
|----|---|----|
| 3. | Subdivision #2007-28 – George G. Keen
Time Extension | RS |
| 4. | Joyce M. Chovan
4 Lots on 50' Easement – Road 490 | RW |
| 5. | Robert Lee & Verna J. Tribbitt
2 Parcels & 50' Easement – Road 376 | RS |

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: JANUARY 31, 2011

*This agenda was amended on February 4, 2011, 4:13 PM to discuss litigation matters which arose following the posting of this agenda.

OLD BUSINESS

1. Subdivision #2010-6 – application of **CANNON ROAD INVESTMENTS, LLC** to consider the Subdivision of the land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 130,427 acres into 233 lots (Cluster Development), located southwest of Route 5, southeast of Road 303, south of Road 303A, and east and west of Road 307.
2. C/Z #1699 – application of **OLDE TOWNE POINT, LLC** for an Ordinance to Modify Condition No. 21 imposed on Ordinance No. 1377 for Change of Zone No. 1400, the application of Olde Towne Point, LLC, for “ The Village at Five Points” , a MR-RPC Medium Density Residential District-Residential Planned Community, so that the limitation with regard to community use is only on 2.52 acres, thereby enabling Olde Towne Point, LLC to use the remaining portion of property, 1.52 acres, for a proposed pharmacy or related use.
3. C/U #1868 – application of **OLDE TOWNE POINT, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a pharmacy and community service facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 4.04 acres, more or less, lying at the northwest corner of Savannah Road (Business Route 9) and North Village Main Boulevard, the entrance into the The Village of Five Points.

PUBLIC HEARINGS

1. C/Z #1685 -- application of **SHELAH BRANCH FARMS, LLC** 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 Dagsboro Hundred, Sussex County, land lying north of Route 20 (Hardscrabble Road) and 1,200 feet west of Road 431 (Shortly Road), to be located on 9.024 acres, more or less.
2. C/U #1869 -- application of **JOHN AND NICOLE SCOTT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structure (5 units) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.09 acres, more or less, lying northeast of Road 494 (Airport Road) 1,400 feet east of Road 497 (Old Hickory Road).

3. C/U #1877 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in a GR-RPC General Residential District-Residential Planned Community for an elevated water storage tank/public utility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 24,177 square feet, more or less, lying south of Angola Road (Road 277), approximately 710 feet west of Angola Beach Road (Road 278).