



## *Planning & Zoning*

### Agendas & Minutes

DECEMBER 15, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 15, 2005, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Old Business
  1. C/Z #1592 – J & Y Parker Family, L. P. RS
- IV. Public Hearings
  1. C/U #1632 – Timothy and Vickie O'Hare RS
  2. C/U #1633 – Michael Orndorff RS
  3. C/U #1655 – Edward Chiasson RS
  4. C/Z #1584 – Robert Williamson RW
  5. C/Z #1585 – Bayville Shore Assoc. I, L.L.C. RS
  6. Subdivision #2005-9 – John Wayne Harris
  7. Subdivision #2005-10 – Star Partners RW

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 23, 2005

REVISED: DECEMBER 6, 2005

(Revised to include Old Business)

### OLD BUSINESS

1. C/Z #1592 -- application of **J & Y PARKER FAMILY, L.P.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying southwest of Road 334 (a.k.a. Route 20), 450 feet southeast of Road 333, and being more particularly described as Lots 76, 77, and 78 of the Houston Acres Subdivision, to be located on 3.52 acres, more or less.

### PUBLIC HEARINGS

1. C/U #1632 -- application of **TIMOTHY AND VICKIE O'HARE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a wood shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 34.9557 acres, more or less, lying southeast of Route 54 (Omar Road) across from Road 343.
2. C/U #1633 -- application of **MICHAEL ORNDORFF** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (16 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.1 acres, more or less, lying northeast of Road 358 (Sandy Cove Road) and northwest of Road 357 (Cedar Neck Road).
3. C/U #1655 -- application of **EDWARD CHIASSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a gift shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 38,653 square feet, more or less, lying northwest of Route 54 across from Road 394A and ¼ mile southwest of Route 20.
4. C/Z #1584 -- application of **ROBERT WILLIAMSON** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying west of Road 532 (Camp Road) 0.4 miles south of Route 18, to be located on 41,009 square feet, more or less.
5. C/Z #1585 -- application of **BAYVILLE SHORE ASSOC. I, L.L.C.** to amend the Comprehensive Zoning Map with an Ordinance to amend Condition No. 12 of Ordinance No. 1122 to increase the density from 332 units to 342 units (10 additional units) in the Bayville Shore HR-2/RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying 2,000 feet north of Route 58B, 2,500

feet north of Route 54 and south of Little Assawoman Bay, to be located on 91.88 acres, more or less.

6. Subdivision #2005-9 -- application of **JOHN WAYNE HARRIS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 8.66 acres into 3 lots, located south of Road 231, 600 feet east of Road 226.
7. Subdivision #2005-10 -- application of **STAR PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 56.07 acres into 2 lots, located east of Road 579, 1,920 feet north of Route 18.