



# PLANNING & ZONING

## AGENDAS & MINUTES

DECEMBER 16, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 16, 2010, 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 #1697 – Land Tech Receiver Services, LLC MJ
  2. Subdivision #2005-24 – Cascade Properties, L.L.C. IGB  
Final – Captain’s Way Subdivision
- IV. 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
  4. C/U #1878 – Freedom Worship Center IGB  
WITHDRAWN NOVEMBER 19, 2010
- V. Other Business
  1. Stockley Sand and Gravel, LLC MR  
C/U #1829 – Site Plan – Road 322
  2. Subdivision #2005-72 – Baywood, LLC MJ  
Time Extension
  3. Subdivision #2005-74 – Delmarva Woodlands Alliance 4, LLC MJ

Time Extension

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| 4. | Subdivision #2006-42 – Glen Jones<br>Time Extension                      | RW |
| 5. | Subdivision #2007-25 – Jose G. and Mary E. Gutierrez<br>Time Extension   | RW |
| 6. | Church of God and Saints of Christ<br>3 Lots and 50' Easement – Route 20 | RW |
| 7. | Karl M., III and Melanie Klink<br>C/U #1668 – Site Plan – Route 20       | 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: NOVEMBER 29, 2010

REVISED: DECEMBER 6, 2010

(To Include Other Business #7)

### OLD BUSINESS

1. C/Z #1697 -- application of **LAND TECH RECEIVER SERVICES, LLC** for an Ordinance to modify Condition No. 10 imposed on Ordinance No. 1573 for Change of Zone No. 1475, the application of Ribera-Odyssey, LLC, as amended by Ordinance No. 2018 for Change of Zone No. 1697, the application of Peninsula At Long Neck, LLC for "The Peninsula", a MR-RPC Medium Density Residential District-Residential Planned Community, to extend the time to construct and open for use the golf clubhouse and nature center facilities.
2. Subdivision #2005-24 -- application of **CASCADE PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 258.64 acres into 494 lots (Cluster Development), located north of Road 16, south of Road 231 (Reynolds Pond Road) and 2,400 feet east of Road 226 (Holly Tree Road).

### 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).