

**Sussex County  
Planning & Zoning Commission**

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SEPTEMBER 25, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 25, 2008, 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. Approval of Minutes of September 11, 2008  
Approval of Minutes of September 17, 2008
- IV. Old Business
  1. Subdivision #2007-4 – Lacrosse Homes of Delaware Preliminary IGB
  2. Subdivision #2007-5 – David Edwards Preliminary MJ
  3. Subdivision #2007-7 – Tuong T. Quan Preliminary RW
  4. C/U #1742 – Pine Acres, Inc. MJ
- V. Public Hearings
  1. C/Z #1666 – Beaver Properties, LLC IGB
  2. C/U #1745 – Gray's Creative Touch RS
  3. C/U #1746 – JCBB, LLC MJ
  4. Subdivision #2007-9 – Thompson Schell, LLC IGB
  5. Subdivision #2007-10 – Rita Lynn, Inc. 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: SEPTEMBER 15, 2008

REVISED: SEPTEMBER 17, 2008 (Additional Old Business)

## OLD BUSINESS

1. Subdivision #2007-4 -- application of **LACROSSE HOMES OF DELAWARE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 90.11 acres into 82 lots, located at the southwest corner of the intersection of Road 620 and Road 617.
2. Subdivision #2007-5 -- application of **DAVID EDWARDS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 11.28 acres into 28 lots, (Environmentally Sensitive Developing District Overlay Zone) (Cluster Density Trade) located southeast of Road 277, 1,150 feet southwest of Road 275.
3. Subdivision #2007-7 -- application of **TUONG T. QUAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 20.25 acres into 18 lots, located north of Road 78, 800 feet west of Road 490A.
4. C/U #1742 -- application of **PINE ACRES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an expansion of existing manufactured home park/campground by adding 24 campsites to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.0 acres, more or less, lying south of Dogwood Lane (the access road into Leisure Point Resort), 2,900 feet north of Long Neck Road.

## PUBLIC HEARINGS

1. C/Z #1666 -- application of **BEAVER PROPERTIES, LLC** to amend the Comprehensive Zoning Map from a GR General Residential District to a GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying east of Old State Road (Road 213) one-quarter mile north of Milton-Ellendale Highway (Route 16) and north of the Town of Ellendale, to be located on 101.6 acres, more or less.
2. C/U #1745 -- application of **GRAY'S CREATIVE TOUCH** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping and garden center to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.702 acres, more or less, lying at the southwest corner of Route 26 and Road 342 (Sandy Landing Road).
3. C/U #1746 -- application of **JCBB, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1321 (Ordinance No. 1361) to allow an office, showroom, and an artisans/artists space to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 36,000 square feet, more or less, lying south of Route 9, 730 feet east of Main Street (Route 5), Harbeson.

4. Subdivision #2007-9 -- application of **THOMPSON SCHELL, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 196.20 acres into 256 lots, (Cluster Development) located south of Route 16, 2,500 feet east of Route One.
5. Subdivision #2007-10 -- application of **RITA LYNN, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 64.199 acres into 53 lots, located southeast corner of the intersection of Road 224 and Road 38.