



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 10, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 10, 2008, 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 December 12, 2007
Approval of Minutes of December 13, 2007
Approval of Minutes of December 20, 2007
- IV. Old Business
 1. C/U #1707 – The Keith Corporation RW
 2. C/U #1713 – Keith Smith RS
 3. C/U #1714 – Bernard Dera RS
 4. C/Z #1631 – Garrett W. Herring (Herring Real Estate, LLC) MJ
 5. Ordinance Amendment – Relating to Lot Maintenance, Relating to the Parking, Storing and Maintenance of Vehicles and Boats and Prohibited Growths and Accumulations
- V. Public Hearings
 1. C/Z #1630 – L. T. Associates, LLC MJ
 2. C/U #1772 – L. T. Associates, LLC MJ

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: DECEMBER 14, 2007

OLD BUSINESS

1. C/U #1707 -- application of **THE KEITH CORPORATION** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail store and mini-storage to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 9.47 acres, more or less, lying west of U.S. Route 13, 450 feet north of Route 46 (Elks Road).
2. C/U #1713 -- application of **KEITH SMITH** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for commercial storage buildings to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.2278 acres, more or less, lying north of Route 17, 200 feet west of Road 382 (Route 20) at Roxana.
3. C/U #1714 -- application of **BERNARD DERA** to consider the Conditional Use of land in a GR General Residential District for a multi-family dwelling structure (4 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 32,653 square feet, more or less, lying west of Route 357 (Cedar Neck Road) and north of Assawoman Canal.
4. C/Z #1631 -- application of **GARRETT W. HERRING (HERRING REAL ESTATE, 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Route 24, 1,000 feet northeast of Love Creek, to be located on 1.0 acres, more or less.
5. Ordinance Amendment -- AN ORDINANCE TO REPEAL CHAPTER 80, RELATING TO LOT MAINTENANCE AND TO AMEND CHAPTER 115, ZONING, ARTICLE, XXV, SECTION 115-191 RELATING TO THE PARKING, STORING AND MAINTENANCE OF VEHICLES AND BOATS AND PROHIBITED GROWTHS AND ACCUMULATIONS ON NON-AGRICULTURAL LANDS, WASTE MATERIALS OUTSIDE COMMERCIAL PREMISES, ENFORCEMENT METHODS AND THE VIOLATIONS AND PENALTIES RESULTING THEREFROM.

PUBLIC HEARINGS

1. C/Z #1630 -- application of **L. T. ASSOCIATES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying at the southeast corner of the intersection of Road 267 (Gills Neck Road) and Road 268, to be located on 68.30 acres, more or less.

2. C/U #1772 -- application of **L. T. ASSOCIATES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (472 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 186.56 acres, more or less, lying south of Road 267 (Gills Neck Road) approximately 1,000 feet southeast of Road 268 (Kings Highway).