



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 24, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 24, 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 January 10, 2008
- IV. Old Business
 1. C/U #1707 – The Keith Corporation RW
 2. C/U #1714 – Bernard Dera RS
 3. Ordinance Amendment – Relating to Lot Maintenance, Relating to the Parking, Storing and Maintenance of Vehicles and Boats and Prohibited Growths and Accumulations
 4. C/Z #1630 – L. T. Associates, LLC MJ
FOR THE PURPOSE OF DISTRIBUTION OF IMPACT STUDY ONLY
 5. C/U #1772 – L. T. Associates, LLC MJ
FOR THE PURPOSE OF DISTRIBUTION OF IMPACT STUDY ONLY
- V. Public Hearings
 1. C/U #1715 – Good Earth Market, LLC RS
 2. C/U #1719 – Daniel D. Ruppert, Jr. MJ
 3. C/U #1774 – Robino Sea Chase, LLC MJ
 4. C/U #1777 – Beebe Medical Center, Inc. RS

5. C/Z #1614 – Carillon Square Homes, LLC
WITHDRAWN JANUARY 9, 2008

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 11, 2008
REVISED: JANUARY 17, 2008
(Revised for additional Old Business)

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 #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.
3. 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.
4. 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.
FOR THE PURPOSE OF DISTRIBUTION OF IMPACT STUDY ONLY
5. 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).
FOR THE PURPOSE OF DISTRIBUTION OF IMPACT STUDY ONLY

PUBLIC HEARINGS

1. C/U #1715 -- application of **GOOD EARTH MARKET, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office, professional space, café restaurant, and meeting space to be located on a certain

- parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.2509 acres, more or less, lying south of Route 26, approximately 1,500 feet west of Route 17.
2. C/U #1719 -- application of **DANIEL D. RUPPERT, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for professional office space to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.62 acres, more or less, lying southwest of Route 24, 315 feet south of Road 289.
 3. C/U #1774 -- application of **ROBINO SEA CHASE, LLC** to consider an ordinance to delete and/or modify the conditions imposed in Ordinance No. 1455 for Conditional Use No. 1379, the application of Robino Sea Chase, LLC to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, lying at the northwest corner of the intersection of Road 275 and Road 274.
 4. C/U #1777 -- application of **BEEBE MEDICAL CENTER, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a medical center to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 23.471 acres, more or less, lying south of Route 26, 0.25 mile west of Route 17.
 5. C/Z #1614 -- application of **CARILLON SQUARE HOMES, LLC** to amend the Comprehensive Zoning Map from a C-1 General Commercial District and an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying south of Route 5, 485 feet west of Route 24, to be located on 28.75 acres, more or less.
- WITHDRAWN JANUARY 9, 2008