



PLANNING & ZONING

AGENDAS & MINUTES

FEBRUARY 14, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 14, 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 January 17, 2008
Approval of Minutes of January 24, 2008
- IV. Old Business
 - 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
- V. Public Hearings
 - 1. C/Z #1629 – William Warrington RS
 - 2. C/U #1721 – Ralph N. Krum RS
 - 3. C/U #1723 – John Willey c/o Peninsula Oil RS
 - 4. Subdivision #2006-53 – JW & TG, L.L.C. RW
 - 5. Subdivision #2006-54 – Cool Spring Realty 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: JANUARY 28, 2008

OLD BUSINESS

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.

PUBLIC HEARINGS

1. C/Z #1629 -- application of **WILLIAM WARRINGTON** 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 Baltimore Hundred, Sussex County, land lying west of Road 362, 0.35 mile south of Road 368, to be located on 16.02 acres, more or less.
2. C/U #1721 -- application of **RALPH N. KRUM** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5,730 square feet, more or less, lying at the southwest corner of Route 54 and Monroe Avenue.

3. C/U #1723 -- application of **JOHN WILLEY C/O PENINSULA OIL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for a mini-storage facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 9.93 acres, more or less, lying southwest of U.S. Route 113, 1,800 feet south of Route 26.
4. Subdivision #2006-53 -- application of **JW & TG, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 14.03 acres into 12 lots, located west of Road 524, 1.14 mile south of Route 46.
5. Subdivision #2006-54 -- application of **COOL SPRING REALTY ASSOCIATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 26.13 acres into 18 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 290, 800 feet north of Road 262.