



PLANNING & ZONING

AGENDAS & MINUTES

FEBRUARY 28, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 28, 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 February 14, 2008
- IV. Old Business
 1. C/U #1774 – Robino Sea Chase, LLC MJ
 2. C/Z #1629 – William Warrington RS
 3. Subdivision #2006-53 – JW & TG, L.L.C. RW
Preliminary
 4. Subdivision #2006-54 – Cool Spring Realty Associates, LLC MJ
Preliminary
- V. Public Hearings
 1. C/Z #1655 – Chad A. and Tami, and Matthew Mitchell RS
 2. C/U #1726 – Leonard A. Stutzman IGB
 3. C/U #1727 – Ameri-Star Homes IGB
WITHDRAWN FEBRUARY 13, 2008
 4. Subdivision #2006-55 – Alvannah R. Davis IGB
 5. Subdivision #2006-56 – Zona Saez MJ
 6. Subdivision #2006-57 – John M. and Mary Lou Jackson 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: FEBRUARY 15, 2008

OLD BUSINESS

1. 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.
2. 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.
3. 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.
4. 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.

PUBLIC HEARINGS

1. C/Z #1655 -- application of **CHAD A. AND TAMI, AND MATTHEW MITCHELL** to amend the Comprehensive Zoning map from a GR General Residential District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Road 376, 100 feet south of Road 380 and south of Road 392, 2,200 feet east of Road 376, to be located on 86.83 acres, more or less.
2. C/U #1726 -- application of **LEONARD A. STUTZMAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a plumbing business and related storage and parking to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.623 acres, more or less, lying southeast of Route 36, 740 feet southwest of Route 632.
3. C/U #1727 -- application of **AMERI-STAR HOMES** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (44 units) to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 7.51 acres, more or less, lying southeast of Road 619 (Old Shawnee Road) 1,600 feet northeast of Route 36

(Shawnee Road) and northwest of Route 36 (Shawnee Road) 1,450 feet northeast of Road 619 (Old Shawnee Road).

4. Subdivision #2006-55 -- application of **ALVANNAH R. DAVIS** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 13.63 acres into 8 lots, located west of Road 225, 733 feet south of Road 38.
5. Subdivision #2006-56 -- application of **ZONA SAEZ** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 1.98 acres into 2 lots, and a waiver from the street design requirements, located south of Road 287, 1,250 feet east of Road 288.
6. Subdivision #2006-57 -- application of **JOHN M. AND MARY LOU JACKSON** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 14.95 acres into 3 lots, located north of Road 635, 1,100 feet northwest of Road 621.