



Planning & Zoning

Agendas & Minutes

MARCH 8, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 8, 2007, 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 25, 2007
Approval of Minutes of February 20, 2007
Approval of Minutes of February 22, 2007
- IV. Public Hearings
 1. C/U #1679 – Herker Property Maintenance Co. RS
 2. C/U #1710 – Sussex County Association of Realtors MJ
 3. C/Z #1608 – Massey's Landing Properties, LLC MJ
 4. C/Z #1621 – Todd A. Fritchman MJ
 5. Subdivision #2005-96 – Arion Development BG

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 9, 2007

PUBLIC HEARINGS

1. C/U #1679 -- application of **HERKER PROPERTY MAINTENANCE CO.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and warehouse building with an apartment to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 2.0 acres, more or less, lying north of Route 54, 0.3 mile east of Road 354.
2. C/U #1710 -- application of **SUSSEX COUNTY ASSOCIATION OF REALTORS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a real estate education center and associate parking be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 2.66 acres, more or less, lying at the southwest corner of Route 9 and Park Avenue (Truck Route 9).
3. C/Z #1608 -- application of **MASSEY'S LANDING PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying at the eastern end and on both sides of Long Neck Road (Route 23), to be located on 56.85 acres, more or less.
4. C/Z #1621 -- application of **TODD A. FRITCHMAN** to amend the Comprehensive Zoning Map from a GR General 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 southeast of Hebron Road (Road 273) 350 feet northeast of Harmon Street and being Lots 9 and 10 within Shockley Subdivision, to be located on 10,000 square feet, more or less.
5. Subdivision #2005-96 -- application of **ARION DEVELOPMENT** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Little Creek Hundred, Sussex County, by dividing 86.43 acres into 99 lots, located north of Road 462, 1,995 feet east of Road 461.