



# PLANNING & ZONING

## AGENDAS & MINUTES

MARCH 13, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 13, 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 28, 2008
- IV. Old Business
  1. Subdivision #2006-55 – Alvannah R. Davis Preliminary IGB
- V. Public Hearings
  1. C/U #1731 – White Water Enterprises, Inc. IGB
  2. C/U #1775 – East Market, LLC MJ
  3. C/Z #1637 – East Market, LLC MJ
  4. Subdivision #2006-60 – Albert L. Joseph BG
  5. Subdivision #2006-61 – MLK Partners RW

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 29, 2008

OLD BUSINESS

1. 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.

PUBLIC HEARINGS

1. C/U #1731 -- application of **WHITE WATER ENTERPRISES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and shop for a well drilling business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.99 acres, more or less, lying south of Route 16, 300 feet west of Route 30.
2. C/U #1775 -- application of **EAST MARKET, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (70 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 22.49 acres, more or less, lying at the southeasterly corner and northeasterly corner of Warwick Road (Road 310A) and Blue Claw Road (Road 313A).
3. C/Z #1637 -- application of **EAST MARKET, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying at the southeasterly corner and the northeasterly corner of Warwick Road (Road 310A) and Blue Claw Road (Road 313A), to be located on 22.49 acres, more or less.
4. Subdivision #2006-60 -- application of **ALBERT L. JOSEPH** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 31.33 acres into 4 lots, located south of Road 72, 258 feet east of Road 458.
5. Subdivision #2006-61 -- application of **MLK PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 43.29 acres into 36 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 488, 1,100 feet west of U.S. Route 13.