



PLANNING & ZONING

AGENDAS & MINUTES

MARCH 27, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 27, 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 March 5, 2008
Approval of Minutes of March 13, 2008
Approval of Minutes of March 19, 2008
- IV. Old Business
 1. Subdivision #2006-52 – L. T. Associates Preliminary – Senators MJ
 2. C/U #1772 – L. T. Associates, LLC MJ
 3. C/Z #1630 – L. T. Associates, LLC MJ
- V. Public Hearings
 1. C/U #1732 – Mabethson, LLC RS
 2. C/Z #1619 – Thomas and Cheryl Hicks MJ
 3. C/Z #1654 – Peninsula Square, LLC MJ
 4. Subdivision #2006-62 – Joseph A. Black MJ
 5. Subdivision #2006-63 – Deep Branch Road, 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: MARCH 14, 2008

OLD BUSINESS

1. Subdivision #2006-52 -- application of **L. T. ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 119.14 acres into 242 lots, (Environmentally Sensitive Developing District Overlay Zone), located southeast of Road 267, and south of Hawkseye and Wolfe Runne Subdivisions.
2. 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).
3. 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.

PUBLIC HEARINGS

1. C/U #1732 -- application of **MABETHSON, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for the storage of dump trucks, delivery trucks, and materials related to a plumbing and HVAC business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.4187 acres, more or less, lying on the northerly side of Estella Street 250 feet west of Road 347 (White Neck Road) and being Parcel A of the "James Robinson Subdivision".
2. C/Z #1619 -- application of **THOMAS AND CHERYL HICKS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying north of Route 23 (Long Neck Road) 0.25 mile east of Road 298 (Banks Road), to be located on 18,220 square feet, more or less.
3. C/Z #1654 -- application of **PENINSULA SQUARE, 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 Indian River Hundred, Sussex County, land lying at the southwest corner of Route

24 (John J. Williams Highway) and Road 299 (Autumn Road), to be located on 30.00 acres, more or less.

4. Subdivision #2006-62 -- application of **JOSEPH A. BLACK** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 43.52 acres into 37 lots, located west of Road 249, 1,895 feet north of Road 248A.
5. Subdivision #2006-63 -- application of **DEEP BRANCH ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 202.37 acres into 303 lots, (Cluster Development), located at the northwest corner of the intersection of Road 317 and Road 315.