



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 10, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 10, 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 27, 2008
- IV. Old Business
 1. C/Z #1637 – East Market, LLC MJ
 2. C/U #1775 – East Market, LLC MJ
 3. Subdivision #2006-61 – MLK Partners Preliminary RW
- V. Other Business
 1. The Vineyards MJ
Site Work Authorization – Route 9
 2. Seacliffe MR/RPC RS
Utility Site Plan – Road 336
- VI. Public Hearings
 1. C/U #1733 – Edward A. and Janet L. O'Brien IGB
 2. C/U #1735 – Richard and Sonya West RS
 3. Subdivision #2006-64 – C. Walton Smith, c/o Robert Hayes RW
 4. Subdivision #2006-65 – Emmaus Walk, LLC
WITHDRAWN MARCH 17, 2008
 5. Subdivision #2006-66 – Trap Investments LLC 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: MARCH 27, 2008

OLD BUSINESS

1. 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.
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. 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.

PUBLIC HEARINGS

1. C/U #1733 -- application of **EDWARD A. AND JANET L. O'BRIEN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-purpose sports facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.8683 acres, more or less, lying northwest of Road 265-A and 300 feet northeast of Route One.
2. C/U #1735 -- application of **RICHARD AND SONYA WEST** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an airport and heliport to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 28.55 acres, more or less, lying 900 feet northwest of Route 17, 0.48 mile northeast of Road 370 (Daisy Road) with access from a 60-foot private road.
3. Subdivision #2006-64 -- application of **C. WALTON SMITH, C/O ROBERT HAYES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 5.46 acres into 4 lots, located north of a 50' private road (Bass Road) approximately 3,950 feet northerly of Road 527 and south of Collins Pond.

4. Subdivision #2006-65 -- application of **EMMAUS WALK, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 37.40 acres into 31 lots, located north of Road 78, 1,325 feet southeast of Road 487.
WITHDRAWN MARCH 17, 2008
5. Subdivision #2006-66 -- application of **TRAP INVESTMENTS LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 57.51 acres into 40 lots, located north of Road 449, 4,020 feet east of Road 463.