



## *Planning & Zoning*

Agendas & Minutes

APRIL 26, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 26, 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 April 12, 2007
- IV. Old Business
  1. C/U #1684 – Francis B. Prekup, Jr. IGB
  2. C/U #1685 – Parker Block Co., Inc. BG
  3. Subdivision #2006-3 – Southshore Builders MJ
- V. Public Hearings
  1. APD #2007-1 – Norma L. Derrickson (N & M Burton Farm District) MJ
  2. C/U #1686 – Malone Enterprises, L.L.C. MJ
  3. C/Z #1611 – B & M Property Development, LLC RS
  4. Subdivision #2006-5 – Ship Builders, L.L.C. BG
  5. Subdivision #2006-6 – Jeff Stoneberger 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: APRIL 13, 2007

### OLD BUSINESS

1. C/U #1684 -- application of **FRANCIS B. PREKUP, JR.** to consider the Conditional Use of land in a GR General Residential District for used car sales and produce and landscaping business with sales to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.508 acres, more or less, lying at the northwest corner of Route 16 and Slim Street, 1,100 feet west of Road 212.
2. C/U #1685 -- application of **PARKER BLOCK CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of a concrete block plant, concrete plant, concrete/block crusher, and future asphalt plant to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 10.00 acres, more or less, lying 800 feet south of Route 24, 1,183.53 feet southwest of Road 409 (Mumford Road).
3. Subdivision #2006-3 -- application of **SOUTHSHORE BUILDERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 18.89 acres into 18 lots, located west of Route 5 across from Roads 257 and 259.

### PUBLIC HEARINGS

1. APD #2007-1 -- application of **NORMA L. DERRICKSON (N & M BURTON FARM DISTRICT)** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Indian River Hundred for three (3) parcels of land totaling 241.42 acres, more or less, located on both sides of Road 302 (Harmons Hill Road), on both sides of Road 303A (Stevenson Road), and on both sides of Route 5 (Indian Mission Road), for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
2. C/U #1686 -- application of **MALONE ENTERPRISES, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.77 acres, more or less, lying

north of Long Neck Road (Route 23), 2.3 miles east from Route 22C (Pot Nets Road).

3. C/Z #1611 -- application of **B & M PROPERTY DEVELOPMENT, 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 Baltimore Hundred, Sussex County, land lying at the southeast end of Route 58B, 0.50 mile north and east of Route 54, to be located on 146.68 acres, more or less.
4. Subdivision #2006-5 -- application of **SHIP BUILDERS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 61.808 acres into 47 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 432, 400 feet south of Road 471.
5. Subdivision #2006-6 -- application of **JEFF STONEBERGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 18.742 acres into 24 lots, (Cluster Subdivision), located north of Route One, 500 feet southwest of Road 14E.
6. Subdivision #2006-7 -- application of **HOWARD AND VICKIE BARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 2.45 acres into 2 lots, and a waiver from the street design requirements, located east of Route 5, 3,400 feet north of Road 47.