



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 26, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 26, 2012, 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, 2012

IV. Old Business

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| 1. | Subdivision #2012-2 – H K S 4, LLC
Preliminary | RS |
| 2. | Subdivision #2007-28 – George G. Keen
Final | RS |
| 3. | CZ # 1713 – Weller's Utility Trailers | IGB |
| 4. | C/Z #1714 – William F. Godwin, Jr. | MR |

Public Hearings

- | | | |
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| 1. | C/U #1928 – Devin Rice | MJ |
| 2. | C/Z #1715 – Twenty Storage, LLC | RS |

VI. Other Business

- | | | |
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| 1. | Subdivision #2005-78 – Delmarva Woodlands Alliance
Cool Spring Meadows – Amended Conditions | MJ |
| 2. | Subdivision #2007-45 – Deerfield Meadows, LLC
Deerfield Meadows – Amended Conditions | RW |
| 3. | Millville Organic Center
C/U #1913 Site Plan – Road 347 (White’s Neck Road) | RS |
| 4. | Delaware Arthritis
C/U #1820 Site Plan – Road 276 (Shady Road) | MJ |
| 5. | Beach Babies, Inc.
Commercial Site Plan – Route One | MJ |
| 6. | Harbour Homes, LLC
3 Lots & 50’ Easement – Road 290 (Cool Spring Road) | MJ |
| 7. | Dorothy Parker
2 Lots – Big Oak Lane | 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: April 17, 2012

OLD BUSINESS

1. Subdivision #2012-2 – application of **H K S 4, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 63.59 acres into 138 lots, (expansion of 16 lots to an approved 122- lot Environmentally Sensitive Overlay District), located south of Road 336 (Piney Neck Road) approximately 1,800 feet west of Road 335 (Bunting Road) (Tax Map I.D. 2-33-7.00-28.02, 30.00, 205.00 thru 331.00).
2. Subdivision #2007-28 -- application of **GEORGE G. KEEN** to consider the Subdivision of land in an GR General Residential District in Baltimore Hundred, Sussex County, by dividing 2.58 acres into 7 lots, located southeast of Park Place within Plantation Park and south of Road 363 and west of Road 362 (Tax Map I.D. 1-34-19.00-296.00).
3. C/Z #1713 – application of **WELLER’S UTILITY TRAILERS** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District to CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 6.954 acres, more or less, lying north of Route 16 and 520 feet west of Road 595A (Spruce Road) (Tax Map I.D. 2-30-26.00-6.01 & 6.02).
4. C/Z #1714 – application of **WILLIAM F. GODWIN JR.** to amend Comprehensive Zoning Map from AR-1 Agricultural Residential District to GR General Residential District to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.61 acres more or less, lying southeast of Phillips Hill Road (Road 472) ¼ mile east of Johnson Road (Road 434A) (Tax Map I.D. 232-21.00-1.01, 1.13, 1.14, & 1.15).

PUBLIC HEARINGS

1. C/U #1928 – application of **DEVIN RICE** to consider Conditional Use of land in AR-1 Agricultural Residential District for storage of equipment and a home office for a landscaping business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.49 acres, more or less, lying northeast of Beaver Dam Road (Road 285) 0.3 mile west of Church Street (Tax Map I.D. 3-34-5.00-180.00).
2. C/Z #1715 – application of **TWENTY STORAGE, LLC** to amend Comprehensive Zoning map from AR-1 Agricultural Residential District to CR-1 Commercial Residential district to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.00 acre, more or less, lying north of Zion Church Road (Road 20) 700 feet east of the intersection with Deer Run Road (Road 388) (Tax Map I.D. 5-33-11.00-78.03).

