



PLANNING & ZONING

AGENDAS & MINUTES

JUNE 23, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 23, 2011, 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 June 9, 2011
- IV. Old Business
 1. C/U #1897 – Russell V. Banks RS
 2. Subdivision #2011-3 – Keith Properties RS
- V. Public Hearings
 1. C/U # 1901 – Christopher Lopez MJ
 2. C/U #1902 – Dorothy Garvey MJ
 3. C/Z # 1705 – Joel Farr RS
 4. C/Z # 1706 - Joseph Balsamo RW
 5. Subdivision # 2011-5 – Cedar Creek Properties, LLC MJ

VI. Other Business

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| 1. | Baywood Duneside GR/RPC
Final Site Plan Phase II Route 24 | MJ |
| 2. | The Peninsula MR/RPC
Marina Bay Phase 5B areas 3 & 4
and Phase 6B Area 5 – Revised Site Plan – Road 299 | MJ |
| 3. | George Herker
C/U # 1858 – Site Plan – Road 54 | RS |
| 4. | Sussex Shores Water company
C/U # 45 – Revised Site Plan - Route One | RS |
| 5. | Donnette C English
3 Lots & 50' Right of Way – Route 30 | RW |
| 6. | Subdivision # 2006-70 – PAF, LLC
Time Extension | 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: JUNE 13, 2011

OLD BUSINESS

1. C/U #1897 – application of **RUSSELL V. BANKS** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 30.78 acres, more or less, lying east of Road 348 (Irons Lane) approximately 800 feet north of Road 349 (Old Mill Road).
2. Subdivision #2011-3 – application of **KEITH PROPERTIES, INC.**, to consider the subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 5.99 acres into 8 Lots, (Environmentally Sensitive Development Overlay Zone), located southerly end of Marina Road approximately 850 feet south of Road 336.

PUBLIC HEARINGS

1. C/U #1901 – application of **CHRISTOPHER LOPEZ** to consider the Conditional Use of land in AR-1 Agricultural Residential District for an automobile service and repair garage to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 14,613 square feet, more or less, lying northeast of U.S. Route 113, 1,420 feet south of Road 321 (Woodbranch Road).
2. C/U #1902 – application of **DOROTHY GARVEY** to consider the Conditional Use of land in AR-1 Agricultural Residential District for an medical offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,161 square feet, more or less, lying north of Route 24 (John J Williams Highway) 425 feet east of Road 275 (Plantation Road).
3. C/Z #1705 – application of **JOEL FARR** to amend comprehensive Zoning Map from AR-1 Agricultural Residential District to a CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.03 acres, more or less, lying north of Route 20 (a.k.a. Road 382) 925 feet east of Road 388 (Deer Run Road).
4. C/Z #1706 – application of **JOSEPH BALSAMO** to amend comprehensive Zoning Map from AR-1 Agricultural Residential District to a B-1 Neighborhood Business District to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 1.01 acres, more or less, lying west of U.S. Route 13 (Southbound) 400 feet north of Route 18 (Cannon Road).

5. Subdivision #2011-5 – application of **CEDAR CREEK PROPERTIES, LLC**, to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 88.44 acres into 192 lots, and (Environmentally Sensitive Developing District Overlay Zone), located south of Route 9, north and south of Road 285 (Beaver Dam Road), 0.4 mile southwest of Route One.