



Planning & Zoning

Agendas & Minutes

JUNE 28, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 28, 2007, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 14, 2007
- IV. Old Business
 - 1. C/U #1747 – Artesian Water Co., Inc. MJ
 - 2. C/U #1748 – Delaware Electric Cooperative BG
 - 3. Ordinance Amendment – Increase Density in AR-1 District
 - 4. Subdivision #2006-10 – Lacrosse Homes of Delaware, Inc. BG
The Village at Trussum Pond – Preliminary
- V. Public Hearings
 - 1. Subdivision #2007-19 – Ameri-Star Homes IGB
 - 2. Subdivision #2006-16 – Dolores M. Desmond IGB
 - 3. C/Z #1613 – Bayshore Plaza II, LLC MJ
 - 4. C/U #1688 – Richard Bell, III MJ
 - 5. C/U #1689 – Michael and Nancy Chorman 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 15, 2007

REVISED: JUNE 20, 2007

(Revised to include additional Old Business)

OLD BUSINESS

1. C/U #1747 -- application of **ARTESIAN WATER CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for public utilities, buildings, treatment plants, disposal sites, well site, water storage tank, and water treatment plant to serve as a regional facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 2 tracts of land totaling 18.43 acres, more or less, lying at the southeast corner of Road 247 (Log Cabin Road) and Road 290 (Coolspring Road) and east of Road 290 (Coolspring Road) and north of the railroad and Route 9.
2. C/U #1748 -- application of **DELAWARE ELECTRIC COOPERATIVE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an electrical substation to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 4.3 acres, more or less, lying west of Conaway Road (Road 431), approximately 500 feet north of Phillips Hill Road (Road 472).
3. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 22 OF THE CODE OF SUSSEX COUNTY ALLOWING FOR AN INCREASE OF DENSITY FOR MULTIFAMILY DWELLING STRUCTURES AND/OR TOWNHOUSES AND/OR TOWNHOMES IN AR-1 DISTRICTS WITHIN COMPREHENSIVE PLAN GROWTH AREAS, PROVIDING FOR SPECIFIC CIRCUMSTANCES, FEES AND/OR CONDITIONS FOR OBTAINING SUCH AN INCREASE IN DENSITY AND PROVIDING AN INCENTIVE FOR THE ACQUISITION AND PRESERVATION OF OPEN SPACE AND/OR ACTIVE AND/OR PASSIVE RECREATION AREAS.
4. Subdivision #2006-10 -- application of **LACROSSE HOMES OF DELAWARE, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 213.64 acres into 320 lots, (Cluster Development), located north of Road 70 (Gordy Road), 1,500 feet west of Road 72 (Wooten Road) and on both sides of Road 462 (Trussum Pond Road).

PUBLIC HEARINGS

1. Subdivision #2007-19 -- application of **AMERI-STAR HOMES** to consider the Subdivision of land in a MR Medium Density Residential District in Cedar Creek Hundred, Sussex County, by dividing 34.32 acres into 80 lots, located on the northwest side of Road 619, approximately 900 feet north of Shawnee Road (Route 36).
2. Subdivision #2006-16 -- application of **DOLORES M. DESMOND** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 10.00 acres into 10 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 258, 600 feet southwest of Road 260.

3. C/Z #1613 -- application of **BAYSHORE PLAZA II, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying east of Route 24, approximately 1,800 feet south of Long Neck Road (Route 23), to be located on 34,386 square feet, more or less.
4. C/U #1688 -- application of **RICHARD BELL, III** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office, storage building, and storage yard for a contracting business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.96 acres, more or less, lying south of Route 9 (Georgetown Lewes Highway), approximately 2,000 feet west of Route 321.
5. C/U #1689 -- application of **MICHAEL AND NANCY CHORMAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive repair shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 30,288 square feet, more or less, lying north of Road 325, 425 feet west of Route 48, and being Lot 30 of Rawlins Manor Subdivision.