



## *Planning & Zoning*

### Agendas & Minutes

JULY 12, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 12, 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 June 20, 2007  
Approval of Minutes of June 28, 2007
- IV. Old Business
  1. Subdivision #2007-19 – Ameri-Star Homes Preliminary IGB
  2. C/U #1688 – Richard Bell, III MJ
  3. C/U #1689 – Michael and Nancy Chorman MJ
- V. Public Hearings
  1. C/U #1690 – Delmar Plumbing, Inc. RS
  2. C/U #1693 – H & L Land Company, LLC RW
  3. Subdivision #2006-18 – Briggs 4, LLC RS
  4. Subdivision #2006-19 – Paul and Barbara Steele IGB
  5. Subdivision #2006-20 – Stella J. Mitchell, Trustee IGB
- VI. Reorganization

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 29, 2007

## OLD BUSINESS

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. 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.
3. 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.

## PUBLIC HEARINGS

1. C/U #1690 -- application of **DELMAR PLUMBING, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a plumbing business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 10.5655 acres, more or less, lying east of Road 382 (a.k.a. Route 20), 600 feet south of Route 17.
2. C/U #1693 -- application of **H & L LAND COMPANY, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-unit warehouse for small contractors to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 4.74 acres, more or less, lying west of U.S. Route 13, 0.3 mile north of Route 584.
3. Subdivision #2006-18 -- application of **BRIGGS 4, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 9.39 acres into 7 lots, located south of Road 336, 100 feet east of Road 335.
4. Subdivision #2006-19 -- application of **PAUL AND BARBARA STEELE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 1.52 acres into 2 lots, and a waiver from the street design requirements, located south of Cabbage Mill Pond, north of an existing 50' easement, 650 feet west of Road 214.

5. Subdivision #2006-20 -- application of **STELLA J. MITCHELL, TRUSTEE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 59.89 acres into 35 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south and east of Road 242, 1,074 feet west of Road 319.