



PLANNING & ZONING

AGENDAS & MINUTES

JULY 14, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 14, 2011, 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 15, 2011
Approval of Minutes of June 23, 2011
- IV. Old Business
 - 1. Subdivision #2011-3 – Keith Properties RS
 - 2. C/U #1901 – Christopher Lopez MJ
 - 3. C/U #1902 – Dorothy Garvey MJ
 - 4. C/Z #1705 – Joel Farr RS
- V. Public Hearings
 - 1. C/U # 1896 – Timothy S. Miller RS
 - 2. C/Z # 1903 – Terri L. Martin MJ
 - 3. C/Z # 1904 – Joseph Mocci MJ
 - 4. C/U # 1905- West Rehoboth Community Land Trust MJ

VI. Other Business

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| 1. | Conley's United Methodist Church
C/U #1890 Site Plan – Road 277 | MJ |
| 2. | McKinley Evans
Lot on 50' Easement – Road 213 | IGB |
| 3. | Edwin Montero
2 Parcels & 58' Right of Way – Road 454 | MR |
| 4. | Bruce Wardwell
2 Lots & 50' Easement – Road 589 | RW |

VII. 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 27, 2011

POSTED: July 5, 2011

(Revised to include Reorganization)

OLD BUSINESS

1. 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.
2. 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).
3. 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).
4. 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).

PUBLIC HEARINGS

1. C/U #1896 – application of **TIMOTHY S. MILLER** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a mulch storage, processing and sales and boat and rv storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.729 acres, more or less, lying east of Road 365 (Peppers Corner Road) 1,327 feet south of Road 368 (Beaver Dam Road).
2. C/U #1903 – application of **TERRI L. MARTIN** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a commercial sunroom display to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.22 acres, more or less, lying south of Route 9 (Georgetown Highway) 0.6 mile east of Route 5 at Harbeson.

3. C/U #1904 – application of **JOSEPH MOCCI** to consider the Conditional Use of land in GR General Residential District for parking, storage and maintenance of equipment with an office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.28 acres, more or less, lying west of Road 288 (Wil King Road) 0.3 mile north of Road 280B (Conley Chapel Road).
4. C/U #1905 – application of **WEST REHOBOTH COMMUNITY LAND TRUST** to consider the Conditional Use of land in GR General Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6,986.70 square feet, more or less, lying northeast of Dunbar Street, 100 feet northwest of Norwood Street within West Rehoboth subdivision.