



Planning & Zoning

Agendas & Minutes

AUGUST 9, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 9, 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 July 18, 2007
Approval of Minutes of July 26, 2007
- IV. Old Business
 1. C/Z #1613 – Bayshore Plaza II, LLC MJ
- V. Public Hearings
 1. C/U #1720 – Wayne and Janet Sansone BG
 2. C/U #1695 – Donald and Kimberly Jefferson IGB
 3. C/U #1697 – Dansk, LLC RS
 4. Subdivision #2006-25 – NES Properties, L.L.C. MJ
 5. Subdivision #2006-26 – Gravel Hill Properties, L.L.C. 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: JULY 27, 2007

OLD BUSINESS

1. 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.

PUBLIC HEARINGS

1. C/U #1720 -- application of **WAYNE AND JANET SANSONE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for archery repair and sales to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 1.0018 acres, more or less, lying southwest of Route 13A, 925 feet northwest of Road 468.
2. C/U #1695 -- application of **DONALD AND KIMBERLY JEFFERSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for agricultural machinery and truck repairs to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 4.79 acres, more or less, lying at the northeast end of a private road 950 feet northeast of Reynolds Road (Road 233), approximately 3,000 feet southeast of Road 235A.
3. C/U #1697 -- application of **DANSK, LLC** to consider the Conditional Use of land in a C-1 General Commercial District for a waterpark and miniature golf course to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.352 acres, more or less, lying north of Route 54, west of Virginia Avenue, approximately 350 feet west of Route One.
4. Subdivision #2006-25 -- application of **NES PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 8.51 acres into 8 lots, (Cluster Development), located west of Road 289 (Jolyns Way), 870 feet southeast of Route 24.
5. Subdivision #2006-26 -- application of **GRAVEL HILL PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 204.47 acres into 276 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Route 30, 200 feet north of Road 251.