



PLANNING & ZONING

AGENDAS & MINUTES

SEPTEMBER 8, 2011

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 8, 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 August 25, 2011
- IV. Old Business
 1. C/U#1905 – West Rehoboth Community Land Trust MJ
 2. C/U#1906 – Clinton Hoffer MR
 3. C/U#1907 – Jacob Kabino/5-J's Sanitation MJ
 4. C/U#1908 – Green's Bus Service MR
- V. Public Hearings
 1. C/Z #1709 – Daniel T. & Dale S. Boines IGB
 2. C/Z #1710 – Robert Browning & Bradley Davis RS
- VI. Other Business
 1. Panera Bread MJ
Commercial Site Plan – Route One
 2. Subdivision #2005-91 - Highland Development Corp. MJ
Ferry Cove Subdivision – Amended Condition
 3. Phillip S. and Ada A. Messia MJ
2 Lots and 50' Right of Way – Road 307

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: August 30, 2011

OLD BUSINESS

1. 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.
2. C/U #1906 – application of **CLINTON HOFFER** to consider the Conditional Use of land in GR General Residential District for school bus parking and maintenance repair shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 42,370 square feet, more or less, lying northeast corner of Indian Branch Road and Tramway Road 500 feet west of Route 82.
3. C/U #1907 – application of **JACOB KABINO/5-J'S SANITATION** to consider the Conditional Use of land in AR-1 Agricultural Residential District for a porta-toilet storage and service to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 7.0 acres, more or less, lying west of Road 269A (Simpler Branch Road) 1,850 feet north of Route 47 (Johnson Road).
4. C/U #1908 – application of **GREEN'S BUS SERVICE** to consider the Conditional Use of land in GR General Residential District for storage of transportation school vans to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 3.44 acres, more or less, lying northwesterly corner of Indian Branch Road and Tramway Road 750 feet west of Route 82 and being Lot 10 in John C. Hudson subdivision.

PUBLIC HEARINGS

1. C/Z #1709 – application of **DANIEL T. AND DALE S. BOINES** to amend comprehensive Zoning Map from AR-1 Agricultural Residential District to B-1 Neighborhood Business District to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.13 acres, more or less, lying southwest of Route One and northwest of Pondview Drive, northwest of Red Mill Pond, and 170 feet southeast of Best Lane and being Lots 1A, 2, 3, and 4 of Red Mill Manor.

2. C/Z #1710 – application of **ROBERT BROWNING AND BRADLEY DAVIS** to amend comprehensive Zoning Map from MR Medium Density Residential District to B-1 Neighborhood Business District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.38 acres, more or less, lying northeast corner of Cedar Neck Road (Road 357) and Fred Hudson Road (Road 360).