



PLANNING & ZONING

AGENDAS & MINUTES

SEPTEMBER 27, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 27, 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 September 13, 2007
- IV. Old Business
 1. C/U #1752 – Michael Orndorff RS
 2. Subdivision #2006-30 – Goslee Manor, LLC MJ
Preliminary
- V. Public Hearings
 1. Subdivision #2006-31 – South Shore Builders, L.L.C. IGB
 2. Subdivision #2006-34 – Rosemary Ashbrook BG
 3. Subdivision #2006-36 – Donald K. Miller RW
 4. C/U #1701 – Bridget M. Nicholson RS
 5. C/U #1702 – Shiloh House of Hope RW

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: SEPTEMBER 17, 2007

OLD BUSINESS

1. C/U #1752 -- application of **MICHAEL ORNDORFF** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (16 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.1 acres, more or less, lying northeast of Road 358 (Sandy Cove Road) and northwest of Road 357 (Cedar Neck Road).
2. Subdivision #2006-30 -- application of **GOSLEE MANOR, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 13.54 acres into 29 lots, (Environmentally Sensitive Development District Overlay Zone), located southwest corner of the intersection of Road 285A and Road 277.

PUBLIC HEARINGS

1. Subdivision #2006-31 -- application of **SOUTH SHORE BUILDERS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 33.71 acres into 24 lots, and a variance from the maximum cul-de-sac length of 1,000 feet, located west of Road 38, 250 feet north of Road 232.
2. Subdivision #2006-34 -- application of **ROSEMARY ASHBROOK** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 1.87 acres into 2 lots, located south of Road 322, 1,425 feet east of Road 321.
3. Subdivision #2006-36 -- application of **DONALD K. MILLER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 4.41 acres into 4 lots, located east of Road 484, 4,900 feet north of Road 46.
4. C/U #1701 -- application of **BRIDGET M. NICHOLSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for new and used furniture sales, thrift shop and office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 23,899 square feet, more or less, lying at the southwest corner of Road 370 and Road 384 at Bayard.
5. C/U #1702 -- application of **SHILOH HOUSE OF HOPE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a residential school and counseling facility to be located on a certain parcel of land lying and

being in Northwest Fork Hundred, Sussex County, containing 6.01 acres, more or less, lying north of McDowell Road (Road 567), 850 feet east of Hastings Mill Road (Road 568) and one-half mile west of Atlanta Road (Road 30).