



PLANNING & ZONING

AGENDAS & MINUTES

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 9, 2008, 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 17, 2008
Approval of Minutes of September 25, 2008
- IV. Old Business
 1. Subdivision #2007-4 – Lacrosse Homes of Delaware Preliminary IGB
 2. Subdivision #2007-9 – Thompson Schell, LLC Preliminary IGB
 3. Subdivision #2007-10 – Rita Lynn, Inc. Preliminary IGB
 4. C/Z #1666 – Beaver Properties, LLC IGB
 5. C/U #1746 – JCBB, LLC MJ
- V. Public Hearings
 1. Subdivision #2007-11 – Donald K. Miller RW
 2. Subdivision #2007-12 – Ronald Sharp IGB
 3. C/U #1749 – Robin Erthal and Lynda Lake MJ
 4. C/U #1750 – John Gilman RS
 5. C/Z #1664 – HKS 3, LLC RS

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 26, 2008

OLD BUSINESS

1. Subdivision #2007-4 -- application of **LACROSSE HOMES OF DELAWARE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 90.11 acres into 82 lots, located at the southwest corner of the intersection of Road 620 and Road 617.
2. Subdivision #2007-9 -- application of **THOMPSON SCHELL, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 196.20 acres into 256 lots, (Cluster Development) located south of Route 16, 2,500 feet east of Route One.
3. Subdivision #2007-10 -- application of **RITA LYNN, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 64.199 acres into 53 lots, located southeast corner of the intersection of Road 224 and Road 38.
4. C/Z #1666 -- application of **BEAVER PROPERTIES, LLC** to amend the Comprehensive Zoning Map from a GR General Residential District to a GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying east of Old State Road (Road 213) one-quarter mile north of Milton-Ellendale Highway (Route 16) and north of the Town of Ellendale, to be located on 101.6 acres, more or less.
5. C/U #1746 -- application of **JCBB, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1321 (Ordinance No. 1361) to allow an office, showroom, and an artisans/artists space to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 36,000 square feet, more or less, lying south of Route 9, 730 feet east of Main Street (Route 5), Harbeson.

PUBLIC HEARINGS

1. Subdivision #2007-11 -- application of **DONALD K. MILLER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 64.79 acres into 5 lots, located south of Road 480, 620 feet west of Road 489.
2. Subdivision #2007-12 -- application of **RONALD SHARP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 4.90 acres into 3 lots, located northwest of Road 210, 360 feet northeast of Road 209.

3. C/U #1749 -- application of **ROBIN ERTHAL AND LYNDA LAKE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (10 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.0 acre, more or less, lying at the northeast corner of Holland Glade Road (Road 271) and Kelly Drive, the entrance to Henlopen Keys' Subdivision.
4. C/U #1750 -- application of **JOHN GILMAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for athletic fields and related parking to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.25 acres, more or less, lying east of Pyle Center Road (Route 20), 800 feet northwest of Roxana Road (Route 17).
5. C/Z #1664 -- application of **HKS 3, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying southeast of Piney Neck Road (Road 336), approximately 400 feet southwest of Hudson Road (Road 336A), to be located on 79.30 acres, more or less.