



PLANNING & ZONING

AGENDAS & MINUTES

OCTOBER 22, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 22, 2009, 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 August 27, 2009
Approval of Minutes of October 8, 2009
- IV. Old Business
 - 1. Subdivision #2008-8 – Vesco, L.L.C. MJ
 - 2. C/U #1794 – Vesco, L.L.C. MJ
- V. Public Hearings
 - 1. Subdivision #2008-27 – Elizabeth A. Himes RW
 - 2. Subdivision #2009-6 – Priscilla E. Foster IGB
 - 3. C/U #1795 – Steven Krebs/Kreative Garden Center RS
 - 4. C/U #1800 – Cheryl Normandeau MJ
 - 5. C/Z #1659 – Baywood L.L.C. MJ
WITHDRAWN 10-14-09
 - 6. C/U #1796 – Baywood L.L.C. MJ
WITHDRAWN 10-14-09

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: OCTOBER 13, 2009

REVISED: OCTOBER 14, 2009

(Revised for withdrawal of C/Z #1659 and C/U #1796)

OLD BUSINESS

1. Subdivision #2008-8 -- application of **VESCO, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 162.95 acres into 183 lots, (Cluster Development), located east of Road 277 (Robinsonville Road), 400 feet south of Road 287 (Kendale Road).
2. C/U #1794 -- application of **VESCO, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (30 units) in association to a 183 lot cluster subdivision, to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 162.95 acres, more or less, lying east of Road 277 (Robinsonville Road), 400 feet south of Road 287 (Kendale Road).

PUBLIC HEARINGS

1. Subdivision #2008-27 -- application of **ELIZABETH A. HIMES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 21.75 acres into 2 lots, a variance from the maximum allowed cul-de-sac length of 1,000 feet and a waiver from the street design requirements, located at the southeast end of Lynk Lane, 1,004.07 feet east of U.S. Route 13A.
2. Subdivision #2009-6 -- application of **PRISCILLA E. FOSTER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 6.60 acres into 2 lots, and a waiver from the street design requirements, located east of Route 30, 1,150 feet north of Road 207.
3. C/U #1795 -- application of **STEVEN KREBS/KREATIVE GARDEN CENTER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for commercial greenhouses and a retail garden center to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.5 acres, more or less, lying northeast of Route 20 (a.k.a. Road 382), approximately 1,100 feet northwest of Road 384.
4. C/U #1800 -- application of **CHERYL NORMANDEAU** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for office and retail use to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.50 acres, more or less, lying southeast of Route 24, 430 feet southwest of Road 284 (Mulberry Knoll Road) and northwest of Road 284 (Mulberry Knoll Road), 515 feet south of Route 24.

5. C/Z #1659 -- application of **BAYWOOD L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR-RPC General Residential District-Residential Planned Community to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying west of Route 24 and 700 feet south of Road 298 (Banks Road), to be located on 43.19 acres, more or less.
WITHDRAWN 10-14-09

6. C/U #1796 -- application of **BAYWOOD L.L.C.** to consider the Conditional Use of land in a proposed CR-1 Commercial Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 37.349 acres, more or less, lying west of Route 24 and 700 feet south of Road 298 (Banks Road).
WITHDRAWN 10-14-09