



# PLANNING & ZONING

## AGENDAS & MINUTES

OCTOBER 23, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 23, 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 25, 2008  
Approval of Minutes of October 9, 2008  
Approval of Minutes of October 16, 2008
- IV. Old Business
  1. Subdivision #2006-56 – Zona Saez Final MJ
  2. Subdivision #2007-4 – Lacrosse Homes of Delaware Preliminary IGB
  3. C/U #1750 – John Gilman RS
  4. C/Z #1664 – HKS 3, LLC RS
- V. Public Hearings
  1. C/U #1751 – Dartmouth Ventures, L.L.C. IGB
  2. C/U #1753 – R. T. Absher, Jr., General Contracting, Inc. RW
  3. Subdivision #2007-13 – C. Larry McKinley BG
  4. Subdivision #2007-14 – Bob Brooks, Beaver Dam Properties, LLC MJ
  5. Subdivision #2007-15 – Edward L. Howell, Jr. RW

VI. Other Business

1. Seaford Tractor Supply RW  
C/U #1707 – Final Site Plan – U.S. Route 13

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 14, 2008

OLD BUSINESS

1. Subdivision #2006-56 -- application of **ZONA SAEZ** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 1.98 acres into 2 lots, and a waiver from the street design requirements, located south of Road 287, 1,250 feet east of Road 288.
2. 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.
3. 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).
4. 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.

PUBLIC HEARINGS

1. C/U #1751 -- application of **DARIMOUTH VENTURES, LLC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for one or two business offices or one or two retail shops to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 26,330 square feet, more or less, lying at the southwest corner of Wilkins Road (Road 206) and Route One.
2. C/U #1753 -- application of **R. T. ABSHER, JR., GENERAL CONTRACTING, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and equipment storage for a septic and masonry business to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 5.28 acres, more or less, lying west of Route 16 and 1,150 feet north of Road 587.
3. Subdivision #2007-13 -- application of **C. LARRY MCKINLEY** to consider the Subdivision of land in a GR General Residential District in Little Creek Hundred,

Sussex County, by dividing 97.14 acres into 206 lots, located west of Road 504, 215 feet south of Road 508.

4. Subdivision #2007-14 -- application of **BOB BROOKS, BEAVER DAM PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 14.08 acres into 21 lots, (Cluster Development), located at the southwest corner of the intersection of Roads 280 and 285.
5. Subdivision #2007-15 -- application of **EDWARD L. HOWELL, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 4.913 acres into 2 lots, and a waiver from the street design requirements, located northwest of Road 575A, 1,550 feet southwest of Road 573.