



PLANNING & ZONING

AGENDAS & MINUTES

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 8, 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 October 17, 2007
Approval of Minutes of October 25, 2007
- IV. Old Business
 1. C/U #1702 – Shiloh House of Hope RW
- V. Public Hearings
 1. C/U #1707 – The Keith Corporation RW
 2. C/U #1708 – Lisa Phillips, Trustee BG
 3. Subdivision #2006-41 – Captains Grant Homeowners' Association, Inc. MJ
 4. Subdivision #2006-42 – Glen R. Jones RW
 5. Ordinance Amendment – Relating to Lot Maintenance, Relating to the Parking, Storing and Maintenance of Vehicles and Boats and Prohibited Growths and Accumulations

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 18, 2007

OLD BUSINESS

1. 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).

PUBLIC HEARINGS

1. C/U #1707 -- application of **THE KEITH CORPORATION** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail store and mini-storage to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 9.47 acres, more or less, lying west of U.S. Route 13, 450 feet north of Route 46 (Elks Road).
2. C/U #1708 -- application of **LISA PHILLIPS, TRUSTEE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit/pond reclamation to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 19.248 acres, more or less, lying southeast of Road 495, 1,785 feet southwest of intersection with Road 497 and also 785.14 feet west of Road 497.
3. Subdivision #2006-41 -- application of **CAPTAINS GRANT HOMEOWNERS' ASSOCIATION, INC.** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by converting 31,047 square feet into 1 single family lot, (maintenance area), located north of Captain's Way, 250 feet east of Harford Court within Captain's Grant Subdivision.
4. Subdivision #2006-42 -- application of **GLEN R. JONES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 65.91 acres into 38 lots, located northwest of Road 488, 2,450 feet northeast of Road 487.
5. Ordinance Amendment -- AN ORDINANCE TO REPEAL CHAPTER 80, RELATING TO LOT MAINTENANCE AND TO AMEND CHAPTER 115, ZONING, ARTICLE, XXV, SECTION 115-191 RELATING TO THE PARKING, STORING AND MAINTENANCE OF VEHICLES AND BOATS AND PROHIBITED GROWTHS AND ACCUMULATIONS ON NON-AGRICULTURAL LANDS, WASTE MATERIALS OUTSIDE COMMERCIAL PREMISES, ENFORCEMENT METHODS AND THE VIOLATIONS AND PENALTIES RESULTING THEREFROM.