



PLANNING & ZONING

AGENDAS & MINUTES

NOVEMBER 13, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 13, 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 October 23, 2008
- IV. Old Business
 1. Subdivision #2007-13 – C. Larry McKinley Preliminary BG
 2. Subdivision #2007-14 – Bob Brooks, Beaver Dam Properties, LLC MJ Preliminary
- V. Public Hearings
 1. C/U #1817 – Colonial East, Ltd. MJ
 2. Ordinance Amendment – Chapters 99 and 115 – Open Space
 3. Ordinance Amendment – Chapters 115 and 62 - Signs

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 27, 2008

OLD BUSINESS

1. 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.
2. 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.

PUBLIC HEARINGS

1. C/U #1817 -- application of **COLONIAL EAST, LTD.** to amend Ordinance No. 1187 for Conditional Use No. 1198, a Conditional Use of land in an AR-1 Agricultural Residential District, for an expansion of an existing manufactured home park by adding 82 lots (Phase 2) to the currently constructed 108 lots (Phase 1), creating a manufactured home community of 190 lots, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, Delaware, containing 55.29 acres, more or less, lying on the northeast corner of the intersection of U.S. Route 9 and Minos Conaway Road (Road 265).
2. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTERS 99 AND 115 OF THE CODE OF SUSSEX COUNTY TO DEFINE OPEN SPACE AND TO INCORPORATE OPEN SPACE REQUIREMENTS INTO THE APPLICATION AND APPROVAL PROCESS IN ALL RESIDENTIAL ZONING DISTRICTS AND IN RESIDENTIAL PLANNED COMMUNITIES AND TO CLARIFY PROVISIONS RELATING TO RESUBDIVISION, PERMITTED USES, BONDS, SITE PLANS AND OTHER APPROVAL CRITERIA.
3. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, TO AMEND THE PROVISIONS RELATING TO SIGNS AND TO AMEND CHAPTER 62 OF THE CODE OF SUSSEX COUNTY TO AMEND THE PROVISIONS FOR FEES FOR PERMITS FOR SIGNS.