



PLANNING & ZONING

AGENDAS & MINUTES

NOVEMBER 29, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 29, 2007, 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 November 8, 2007
Approval of Minutes of November 14, 2007
- IV. Old Business
 1. C/U #1708 – Lisa Phillips, Trustee BG
 2. Subdivision #2006-41 – Captains Grant Homeowners' Association, Inc. MJ
Preliminary and Final
 3. Subdivision #2006-42 – Glen R. Jones RW
 4. C/U #1758 – Bridle Ridge Properties, LLC MJ
 5. C/U #1759 – Bridle Ridge Properties, LLC MJ
 6. C/U #1703 – RWR9, LLC MJ
 7. Subdivision #2006-39 – Henry James Johnson MJ
Preliminary
 8. Ordinance Amendment – Relating to Lot Maintenance, Relating to the Parking, Storing and Maintenance of Vehicles and Boats and Prohibited Growths and Accumulations
- V. Public Hearings

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| 1. | C/U #1709 – M & M Heating, Inc. WITHDRAWN NOVEMBER 19, 2007 | BG |
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| 2. | C/U #1712 – Debra Dean | RS |
| 3. | Subdivision #2006-43 – Summer Hill Developments, L.L.C. | RS |
| 4. | Subdivision #2006-45 – Anthony Esposito | IGB |
| 5. | Ordinance Amendment Chapter 99 and Chapter 115 – Relating to Forested and/or Landscaped Buffers, Site Plans and Bonding Requirements and to Require a Forested and/or Landscaped Buffer for Conditional Uses and Residential Planned Communities of Single-Family or Multi-Family Dwellings. | |

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: NOVEMBER 9, 2007

REVISED: NOVEMBER 16, 2007

(Revised to include additional Old Business)

REVISED: NOVEMBER 20, 2007

(Revised for withdrawal of C/U #1709)

OLD BUSINESS

1. 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.
2. 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.
3. 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.
4. C/U #1758 -- application of **BRIDLE RIDGE PROPERTIES, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 16.18 acres, more or less, lying west of Plantation Road (Road 275) across from Shady Road (Road 276).
5. C/U #1759 -- application of **BRIDLE RIDGE PROPERTIES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 13.00 acres, more or less, lying at the southwest corner of the intersection of Plantation Road (Road 275) and Beaver Dam Road (Route 23).
6. C/U #1703 -- application of **RWR9, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for general offices and mini-storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.91 acres, more or less, lying south of Route 9, approximately 908 feet southwest of the intersection of Route 9 and Road 282.
7. Subdivision #2006-39 -- application of **HENRY JAMES JOHNSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 42.11 acres into 38 lots, (Cluster Development), located on both sides of Road 296, 950 feet north of Road 305.

8. 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.

PUBLIC HEARINGS

1. C/U #1709 -- application of **M & M HEATING, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a heating and air conditioning office, shop and warehouse to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 1.664 acres, more or less, of a 2.519 acre tract, lying north of Route 24, 388 feet west of Road 497.
2. C/U #1712 -- application of **DEBRA DEAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sign business, arts and crafts and an art studio to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 27,758 square feet, more or less, lying south of Road 365, 1,800 feet east of Route 17.
3. Subdivision #2006-43 -- application of **SUMMER HILL DEVELOPMENTS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 47.00 acres into 90 lots, (Environmentally Sensitive Developing District Overlay Zone), located west of Road 391, 950 feet north of Route 54.
4. Subdivision #2006-45 -- application of **ANTHONY ESPOSITO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 2.8213 acres into 2 lots, located north of Creek Falls Road, 120 feet east of Hudson Street Extended within Creek Falls Farm Subdivision northwest of Road 258 (Hudson Road).
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 99, ARTICLES I, III, IV AND VI OF THE CODE OF SUSSEX COUNTY RELATING TO FORESTED AND/OR LANDSCAPED BUFFERS, SITE PLANS AND BONDING REQUIREMENTS AND TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, ARTICLE III TO ADD A PROVISION ALLOWING COUNCIL TO REQUIRE A FORESTED AND/OR LANDSCAPED BUFFER FOR CONDITIONAL USES AND RESIDENTIAL PLANNED COMMUNITIES OF SINGLE-FAMILY OR MULTI-FAMILY DWELLINGS.