



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 14, 2009

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, JANUARY 14, 2009, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Consent Agenda
 1. Subdivision #2006-71 – Thomas E. and Charlene A. Jones MJ
Final
 2. Time Extensions
 - a. C/U #1704 – PMP Associates, LLC RS
 - b. C/U #1708 – Lisa Phillips Trustee BG
 - c. C/U #1716 – Andrew Lubin MJ
 - d. Subdivision #2005-74 – Delmarva Woodlands Alliance 4, LLC MJ
 - e. Subdivision #2005-89 – Terrance Babbie MJ
- IV. Old Business
 1. Subdivision #2007-20 – Golden Acres Limited Partnership BG
Preliminary
 2. Subdivision #2007-22 – KGH Properties Development, LLC MJ
Preliminary
 3. Subdivision #2007-24 – Cecelia L. Craig IGB
Preliminary
 4. Subdivision #2007-27 – Jestice Farms, LLC BG
Preliminary
 5. Subdivision #2006-67 – CH3, LLC IGB
Preliminary

6. C/Z #1623 – W and J Jones Family, L.P. MJ
7. C/Z #1624 – W and J Jones Family, L.P. MJ
8. C/U #1793 – Blue Hen Organics, LLC BG
- V. Other Business
1. Paradise Lakes MJ
Revised Buffer – Route 9
2. Salt Pond Plaza RS
Revised Commercial Site Plan – Roads 357 and 360
3. Subdivision #2005-53 – Polly and Mark Yoder, Jr. IGB
Clarification on Conditions of Approval
4. Subdivision #2007-12 – Ronald Sharp IGB
Clarification on Condition of Approval
5. Malone Townhomes MJ
C/U #1686 Site Plan – Road 22
6. Pep-Up, Inc. RS
C/U #1561 Revised Site Plan – Road 376
7. Subdivision #2005-68 – Sandy Landing, LLC RS
Revised Preliminary
8. Martha E. Collins, Heirs BG
3 Parcels and 50' Easement – Road 424
9. Trivits Construction IGB
3 Parcels and 50' Right-of-Way – Road 628
10. Marie McGee BG
2 Parcels and 50' Easement – Road 451
11. Belva Ellis BG
2 Parcels and 50' Easement – Road 500

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: DECEMBER 29, 2008

CONSENT AGENDA

1. Subdivision #2006-71 -- application of **THOMAS E. AND CHARLENE A. JONES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 34.09 acres into 2 lots, located at the southwest corner of Emma Lane and Route 30 and 1,001 feet north of Road 252.

OLD BUSINESS

1. Subdivision #2007-20 -- application of **GOLDEN ACRES LIMITED PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 85.77 acres into 86 lots, located east of Road 449, 835 feet south of Route 24.
2. Subdivision #2007-22 -- application of **KGH PROPERTIES DEVELOPMENT, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred and Lewes and Rehoboth Hundred, Sussex County, by dividing 74.85 acres into 66 lots, (Cluster Development), located east of the intersection of Road 290 and Road 292 and south of Carriage Greens Phase I.
3. Subdivision #2007-24 -- application of **CECELIA L. CRAIG** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 14.929 acres into 14 lots, located north of Road 38, 270 feet east of Road 229.
4. Subdivision #2007-27 -- application of **JESTICE FARMS, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 381.23 acres into 571 lots, located east of Road 463, 1,400 feet north of Route 24 and 2,100 feet east of Road 463.
5. Subdivision #2006-67 -- application of **CH3, LLC C/O JOHN HERHOLDT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 166.14 acres into 99 lots, located west of Road 216, 4,300 feet southwest of Road 214.
6. C/Z #1623 -- application of **W AND J JONES FAMILY, L.P.** to amend the Comprehensive Zoning map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of King's Highway (Road 268) and across from Dartmouth Drive, to be located on 1.96 acres, more or less.

7. C/Z #1624 -- application of **W AND J JONES FAMILY, L.P.** 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 Lewes and Rehoboth Hundred, Sussex County, land lying 181.48 feet northeast of King's Highway (Road 268) and across from Dartmouth Drive, to be located on 44.49 acres, more or less.
8. C/U #1793 -- application of **BLUE HEN ORGANICS, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a compost facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 45.384 acres, more or less, lying east of Road 402A (Baker's Road), 2,000 feet south of Route 26.