



Planning & Zoning
Agendas & Minutes

DECEMBER 7, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 7, 2006, 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. Old Business
 1. C/U #1668 – Karl M. Klink, III and Melanie Klink RS
 2. C/U #1716 – Andrew Lubin MJ
- IV. Public Hearings
 1. C/Z #1604 – Terrance Babbie IGB
 2. C/U #1722 – West Rehoboth Community Land Trust MJ
 3. Subdivision #2005-81 – Bethany Ridge, L.L.C. RS
 4. Subdivision #2005-82 – James and Mary Beth Parker MJ
 5. Subdivision #2005-84 – John and Debra Pulli MJ
 6. Subdivision #2005-85 – Ernest H. Hosse, III RW
 7. Subdivision #2005-86 – Dale Wheatley RW

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 22, 2006

OLD BUSINESS

1. C/U #1668 -- application of **KARL M. KLINK III AND MELANIE KLINK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a country store and storage of overhead doors and parts to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 21,560 square feet, more or less, lying southwest of Route 20 (a.k.a. Road 382 and Armory Road), 150 feet northwest of Road 354.
2. C/U #1716 -- application of **ANDREW LUBIN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office park with medical, professional, and retail buildings to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 25.3896 acres, more or less, lying southeast of Route 24, 1,300 feet southwest of Route One.

PUBLIC HEARINGS

1. C/Z #1604 -- application of **TERRANCE BABBIE** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying north of Route 16, 650 feet east of Route 22A and east of Milton, to be located on 3.0 acres, more or less.
2. C/U #1722 -- application of **WEST REHOBOTH COMMUNITY LAND TRUST** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 17,500 square feet, more or less, lying southwest of Burton Avenue, 550 feet northwest of Hebron Street and 110 feet southeast of Duffy Street within West Rehoboth Subdivision, and being more particularly described as Lots 13 and 14 in West Rehoboth Subdivision.
3. Subdivision #2005-81 -- application of **BETHANY RIDGE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 104.32 acres into 227 lots, (Environmentally Sensitive Developing District Overlay Zone), located north of Road 349, 1,600 feet east of Road 348.
4. Subdivision #2005-82 -- application of **JAMES AND MARY BETH PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 32.94 acres into 41 lots, (Cluster Development), located west of Route 30, 2,400 feet north of Road 48.

5. Subdivision #2005-84 -- application of **JOHN AND DEBRA PULLI** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 4.35 acres into 3 lots, located south of Road 280, 1,865 feet southeast of Road 290.
6. Subdivision #2005-85 -- application of **ERNEST H. HOSSE, III** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 31.70 acres into 21 lots, (Cluster Development), located south of Route 18, 0.9 mile northwest of Road 529.
7. Subdivision #2005-86 -- application of **DALE WHEATLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 27.65 acres into 34 lots, (Cluster Development), located west of Road 598, 600 feet north of Road 611.