



PLANNING & ZONING

AGENDAS & MINUTES

DECEMBER 10, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 10, 2009, 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 November 12, 2009
Approval of Minutes of November 19, 2009
- IV. Old Business
 1. Subdivision #2008-9 – Underhill Properties, L.L.C. MJ
Preliminary
- V. Public Hearings
 1. C/U #1802 – Mary P. Kelly RS
 2. C/U #1803 – Tim Elder RS
 3. C/U #1804 – Wayne Drywall RS
 4. C/Z #1663 – Keith Properties, Inc. RS
 5. C/Z #1665 – Delmarva Woodlands Alliance Hilton, LLC IGB

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 23, 2009

OLD BUSINESS

1. Subdivision #2008-9 -- application of **UNDERHILL PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 93.09 acres into 134 lots, located on both sides of Road 279 and across from Road 279A.

PUBLIC HEARINGS

1. C/U #1802 -- application of **MARY P. KELLY** 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 Baltimore Hundred, Sussex County, containing 1.45 acres, more or less, lying east of Road 361 (Kent Avenue) one-quarter (1/4) mile south of Jefferson Bridge Road.
2. C/U #1803 -- application of **TIM ELDER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for the sale of produce, barbeque, snowballs, lawn furniture, firewood and gifts to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.00 acre, more or less, lying south of Route 26, 0.55 mile west of Road 340.
3. C/U #1804 -- application of **WAYNE DRYWALL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and warehouse to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.53 acre, more or less, lying at the northwest corner of the intersection of Route 20 (Pyle Center Road) and Route 17 (Roxana Road).
4. C/Z #1663 -- application of **KEITH PROPERTIES, INC.** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southwest of Route 54 and northwest of Fenwick Shoals Boulevard, and being Lot No. 1 of Fenwick Shoals Subdivision, to be located on 0.24 acre, more or less.
5. C/Z #1665 -- application of **DELMARVA WOODLANDS ALLIANCE HILTON, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR General Residential District to an AR-1/RPC Agricultural Residential District-Residential Planned Community and a GR/RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying east of Old State Road (Road 213), 1.0 mile north of Route 16 and north of Ellendale, to be located on 126.86 acres, more or less.