



PLANNING & ZONING

AGENDAS & MINUTES

DECEMBER 11, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 11, 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 November 12, 2008
Approval of Minutes of November 13, 2008
Approval of Minutes of November 20, 2008
- IV. Old Business
 1. Subdivision #2007-20 – Golden Acres Limited Partnership Preliminary BG
 2. Subdivision #2007-22 – KGH Properties Development, LLC Preliminary MJ
- V. Public Hearings
 1. C/Z #1623 – W and J Jones Family, L.P. MJ
 2. C/Z #1624 – W and J Jones Family, L.P. MJ
 3. C/U #1754 – John J. Stryholuk and James G. Stryholuk MJ
 4. C/U #1818 – Memorial Volunteer Fire Co., Inc. IGB
 5. C/U #1793 – Blue Hen Organics, LLC BG
- VI. Other Business
 1. Subdivision #2007-26 – D. M. Properties of Bethel, Inc. Request to Reschedule Hearing BG

Pursuant to 29 De1.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 21, 2008

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.

PUBLIC HEARINGS

1. 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.
2. 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.
3. C/U #1754 -- application of **JOHN J. STRYHOLUK AND JAMES G. STRYHOLUK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a boat storage facility to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 9.39 acres, more or less, lying at the northwest corner of U.S. Route 113 and Road 565 (Deer Forest Road).
4. C/U #1818 -- application of **MEMORIAL VOLUNTEER FIRE CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a fire station to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.978 acres, more or less, lying southeast of Road 224 (Slaughter Beach Road), 700 feet southwest of Road 224A (Rutt Road).
5. 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.