



PLANNING & ZONING

AGENDAS & MINUTES

DECEMBER 13, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 13, 2007, 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 29, 2007
- IV. Old Business
 1. C/U #1707 – The Keith Corporation RW
 2. 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
 1. C/U #1713 – Keith Smith RS
 2. C/U #1714 – Bernard Dera RS
 3. C/Z #1631 – Garrett W. Herring (Herring Real Estate, LLC) MJ
 4. Subdivision #2006-46 – McDaniel Construction Co. RW
 5. Subdivision #2006-47 – Shelley A. DeSilva BG
 6. APD #2007-2 – J. E. Walls, Jr., Trust 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 30, 2007

OLD BUSINESS

1. C/U #1707 -- application of **THE KEITH CORPORATION** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail store and mini-storage to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 9.47 acres, more or less, lying west of U.S. Route 13, 450 feet north of Route 46 (Elks Road).
2. 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 #1713 -- application of **KEITH SMITH** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for commercial storage buildings to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.2278 acres, more or less, lying north of Route 17, 200 feet west of Road 382 (Route 20) at Roxana.
2. C/U #1714 -- application of **BERNARD DERA** to consider the Conditional Use of land in a GR General Residential District for a multi-family dwelling structure (4 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 32,653 square feet, more or less, lying west of Route 357 (Cedar Neck Road) and north of Assawoman Canal.
3. C/Z #1631 -- application of **GARRETT W. HERRING (HERRING REAL ESTATE, LLC)** 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Route 24, 1,000 feet northeast of Love Creek, to be located on 1.0 acres, more or less.
4. Subdivision #2006-46 -- application of **MCDANIEL CONSTRUCTION CO.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 17.496 acres into 17 lots, located west of Road 533, 550 feet south of Route 18 (Delaware Route 404).

5. Subdivision #2006-47 -- application of **SHELLEY A. DESILVA** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 5.5179 acres into 2 lots, and a waiver from the street design requirements, located west of Road 62, 720 feet southeast of Road 451.
6. APD #2007-2 -- application of **J. E. WALLS, JR., TRUST** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Nanticoke Hundred for two (2) parcels of land totaling 267 acres, more or less, located on both sides of Road 528 (Emory Walls Road) and 1,000 feet north of Route 18 (a.k.a. Route 404 Seashore Highway), for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.