



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 22, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 22, 2009, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of January 8, 2009
- IV. Old Business
 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 #1755 – T-Tops, Etc. MJ
 4. C/Z #1625 – Darren Shaffer C/O DGS Services, LLC BG
- V. Public Hearings
 1. C/U #1765 – Rick and Judi Folmsbee IGB
 2. C/U #1767 – Advanced Fiberglass Tech. MJ
 3. C/Z #1626 – Nicholas and Joann T. Varrato MJ
 4. C/Z #1627 – P. G. S. Properties, LLC BG
 5. C/Z #1628 – Richard J. Poppleton MJ

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: JANUARY 9, 2009

REVISED: JANUARY 13, 2009

(Revised to include additional Old Business)

OLD BUSINESS

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 #1755 -- application of **T-TOPS, ETC.** to consider the Conditional Use of land in a B-1 Neighborhood Business District to manufacture, install and retail boat tops to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.612 acres, more or less, lying southwest of Route 5, 1,200 feet southeast of Route 47 (Johnson Road) and 1,550 feet northwest of Route 48 (Hollyville Road).
4. C/Z #1625 -- application of **DARREN SHAFFER C/O DGS SERVICES, LLC** 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 Dagsboro Hundred, Sussex County, land lying north of Route 26, 400 feet west of U.S. Route 113, to be located on 0.68 acre, more or less.

PUBLIC HEARINGS

1. C/U #1765 -- application of **RICK AND JUDI FOLMSBEE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-family dwelling structure (3 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 38,054 square feet, more or less, lying southwest of Road 226 (Orchard Road), 0.6 mile southeast of Route 16.
2. C/U #1767 -- application of **ADVANCED FIBERGLASS TECH.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a boat repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.2003 acres, more or less, lying south of Route 48 (Zoar Road), 300 feet east of Road 297 (Morris Mill Road).

3. C/Z #1626 -- application of **NICHOLAS AND JOANN T. VARRATO** 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 Indian River Hundred, Sussex County, land lying southwest of Layton Avenue, 102 feet north of Road 305 (Jersey Road) and 300 feet south of Route 24, to be located on 26,400 square feet, more or less.
4. C/Z #1627 -- application of **P. G. S. PROPERTIES, LLC** 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 Dagsboro Hundred, Sussex County, land lying southeast of Route 26, 505 feet southwest of U.S. Route 113, to be located on 10.77 acres, more or less.
5. C/Z #1628 -- application of **RICHARD J. POPPLETON** to amend the Comprehensive Zoning Map from a GR General 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 on the western side of Central Avenue, 350 feet northeast of Harmon Street, being Lot 24, Block 1 of the "George E. Shockley's Land" Subdivision to be located on 5,000 square feet, more or less.