



Planning & Zoning

Agendas & Minutes

DECEMBER 21, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 21, 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. Approval of Minutes of December 7, 2006
Approval of Minutes of December 14, 2006
Approval of Minutes of October 27, 2006
- IV. Old Business
 1. C/Z #1604 – Terrance Babbie IGB
 2. C/U #1722 – West Rehoboth Community Land Trust MJ
 3. Subdivision #2004-54 – LBI Construction MJ
Final
 4. Subdivision #2005-81 – Bethany Ridge, L.L.C. RS
Preliminary
 5. Subdivision #2005-82 – James and Mary Beth Parker MJ
Preliminary
- V. Public Hearings
 1. C/U #1673 – William Kevin Clark IGB
 2. C/U #1676 – Peter J. Goebel RW
 3. C/U #1700 – Steve and Wendy Mitchell BG

4. Subdivision #2005-87 – Deric Parker IGB

5. Subdivision #2005-88 – Linda McIlvaine MJ

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6. Subdivision #2005-89 – Terrance Babbie 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: DECEMBER 8, 2006

OLD BUSINESS

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 #2004-54 -- application of **LBI CONSTRUCTION** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 67.92 acres into 115 lots, (Cluster Development), located west of Road 288 (Wil King Road), approximately 1,620 feet north of Road 280-B (Conleys Chapel Road).
4. 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.
5. 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.

PUBLIC HEARINGS

1. C/U #1673 -- application of **WILLIAM KEVIN CLARK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in

Cedar Creek Hundred, Sussex County, containing 1.14 acres, more or less, lying south of Jefferson Road (Route 38), approximately 2,100 feet west of Route 30.

2. C/U #1676 -- application of **PETER J. GOEBEL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for retail crafts sales to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 3.1469 acres, more or less, lying northeast of Route 404, 550 feet northwest of Route 18.
3. C/U #1700 -- application of **STEVE AND WENDY MITCHELL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a deli/store to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 7.4183 acres, more or less, lying northwest of Route 26, 325 feet south of Road 424.
4. Subdivision #2005-87 -- application of **DERIC PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 22.491 acres into 23 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northeast corner of the intersection of Road 40 and Road 591.
5. Subdivision #2005-88 -- application of **LINDA MCILVAINE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 2.867 acres into 3 lots, located at the southeast corner of the intersection of Road 48 and Road 317.
6. Subdivision #2005-89 -- application of **TERRANCE BABBIE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 13.00 acres into 13 lots, located southwest of Road 326, 1,369 feet southeast of Road 432.