



Planning & Zoning

Agendas & Minutes

JANUARY 26, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 26, 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 January 12, 2006
- IV. Old Business
 1. C/U #1631 – Design Consultants Group, L.L.C. MJ
 2. Subdivision #2004-33 – Cindy L. and Harry L. Blades, Jr. RS
Final
 3. Subdivision #2004-40 – Small Wonder, Inc. JA
Final – Logan's Run Section 2
 4. Ordinance Amendment – AR-1 Cluster Developments
- V. Public Hearings
 1. C/U #1635 – Thomas N. and Marian L. Rossi MJ
 2. C/U #1636 – Susie Hudson MJ
 3. Subdivision #2005-11 – PNH Harmon, L.L.C. MJ
 4. Subdivision #2005-12 – Lacrosse Homes of Delaware, Inc. IGB
 5. Subdivision #2005-13 – Lynn and Karen McColley IGB

6. Ordinance Amendment – Cluster Density Trade

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 13, 2006

OLD BUSINESS

1. C/U #1631 -- application of **DESIGN CONSULTANTS GROUP, L.L.C.** to consider the Conditional Use of land in a B-1 Neighborhood Business District for multi-family dwelling structures (120 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 11.86 acres, more or less, lying at the south end of a private road, 400 feet south of Route 24 and 200 feet west of Route 5 (Road 297).
2. Subdivision #2004-33 -- application of **CINDY L. AND HARRY L. BLADES, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 5.00 acres into 3 lots, located east of Road 346, 1,050 feet north of Road 347.
3. Subdivision #2004-40 -- application of **SMALL WONDER, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 14.64 acres into 15 lots, located north of Road 214, approximately 1,892 feet southeast of the intersection with Road 207.
4. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 25 OF THE CODE OF SUSSEX COUNTY, TO ADD A REQUIREMENT THAT ALL AR-1 CLUSTER DEVELOPMENTS BE LOCATED WITHIN A DEVELOPMENT DISTRICT AS SHOWN ON THE ADOPTED COMPREHENSIVE PLAN FOR SUSSEX COUNTY.

PUBLIC HEARINGS

1. C/U #1635 -- application of **THOMAS N. AND MARIAN L. ROSSI** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.89 acres, more or less, lying north of Penny Lane, a private road, 900 feet west of Wil-King Road (Road 288), and being Lot 3 within Downs Property Subdivision.
2. C/U #1636 -- application of **SUSIE HUDSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for small business offices with warehousing to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.0 acres, more or less, lying north of Route 9 (Lewes-Georgetown Highway), 700 feet west of Road 282, and being Lots 2, 4, and 6 of Stamper Farms Subdivision.

3. Subdivision #2005-11 -- application of **PNH HARMON, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 125.91 acres into 178 lots (Cluster Development), located south of Road 297 (Mount Joy Road), 1,680 feet east of Road 305.
4. Subdivision #2005-12 -- application of **LACROSSE HOMES OF DELAWARE, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 175.07 acres into 350 lots (Cluster Development), located at the northeast corner of the intersection of Road 227 and Road 229B and east of Road 229.
5. Subdivision #2005-13 -- application of **LYNN AND KAREN MCCOLLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 39.60 acres into 46 lots (Cluster Development), located southwest of Road 202, 1,000 feet northwest of Road 206.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 25 OF THE CODE OF SUSSEX COUNTY ALLOWING FOR AN INCREASE OF DENSITY IN AR-1 DISTRICTS WITHIN COMPREHENSIVE PLAN GROWTH AREAS, PROVIDING FOR SPECIFIC CIRCUMSTANCES, FEES AND/OR CONDITIONS FOR OBTAINING SUCH AN INCREASE IN DENSITY AND PROVIDING AN INCENTIVE FOR THE PRESERVATION OF OPEN SPACE IN SUSSEX COUNTY.