



PLANNING & ZONING

AGENDAS & MINUTES

FEBRUARY 12, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 12, 2009, 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 14, 2009
Approval of Minutes of January 22, 2009
- IV. Old Business
 1. C/U #1765 – Rick and Judi Folmsbee IGB
 2. C/Z #1626 – Nicholas and Joann T. Varrato MJ
 3. C/Z #1627 – P. G. S. Properties, LLC BG
- V. Public Hearings
 1. Subdivision #2008-26 – David and Linda Brickman RS
 2. C/Z #1672 – PGS Properties, LLC BG
 3. C/Z #1673 – PGS Properties, LLC BG
 4. C/U #1764 – Buchanan Developers, Inc. RS
 5. C/U #1768 – Michael J. Shuhart BG

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 23, 2009

OLD BUSINESS

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/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.
3. 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.

PUBLIC HEARINGS

1. Subdivision #2008-26 -- application of **DAVID AND LINDA BRICKMAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 15.97 acres into 2 lots, located south of Road 388, 980 feet east of Route 17.
2. C/Z #1672 -- application of **PGS 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 west of U.S. Route 113 (DuPont Boulevard) 1,500 feet south of Route 26 (Nine Foot Road), to be located on 7.13 acres, more or less.
3. C/Z #1673 -- application of **PGS 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 west of U.S. Route 113 (DuPont Boulevard) 800 feet south of Route 26 (Nine Foot Road), to be located on 0.64 acre, more or less.

4. C/U #1764 -- application of **BUCHANAN DEVELOPERS, INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (7 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.61 acre, more or less, lying east of Route One, 300 feet north of Route 361-A.
5. C/U #1768 -- application of **MICHAEL J. SHUHART** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a one-operator trucking company to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 0.76 acre, more or less, lying west of Road 449, 545 feet south of Route 24.