



# PLANNING & ZONING

## AGENDAS & MINUTES

FEBRUARY 26, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 26, 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 February 12, 2009  
Approval of Minutes of February 18, 2009
- IV. Old Business
  1. C/U #1764 – Buchanan Developers, Inc. RS
- V. Public Hearings
  1. C/Z #1632 – Pelican Landing-Route 24, LLC MJ
  2. C/Z #1633 – Hertrich Properties V, Inc. RW
  3. C/Z #1661 – Wayne Baker IGB
  4. C/Z #1662 – Wayne Baker IGB

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: FEBRUARY 13, 2009

### OLD BUSINESS

1. 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.

### PUBLIC HEARINGS

1. C/Z #1632 -- application of **PELICAN LANDING-ROUTE 24, 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 Indian River Hundred, Sussex County, land lying northwest of Route 24, 800 feet east of Road 279 (Camp Arrowhead Road), to be located on 14.549 acres.
2. C/Z #1633 -- application of **HERTRICH PROPERTIES V, INC.** 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 Broad Creek Hundred, Sussex County, land lying at the southwest corner of U.S. Route 13 and Road 485 (O'Neals Road), to be located on 2.708 acres, more or less.
3. C/Z #1661 -- application of **WAYNE BAKER** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying west of Route 30, 2,300 feet north of Road 319 and south of railroad, to be located on 9.03 acres, more or less.
4. C/Z #1662 -- application of **WAYNE BAKER** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying west of Route 30, 1,200 feet north of Road 319 and 300 feet south of railroad, to be located on 19.02 acres, more or less.