



## *Planning & Zoning*

Agendas & Minutes

MARCH 9, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 9, 2006, 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 February 23, 2006  
Approval of Minutes of March 1, 2006
- IV. Old Business
  1. Subdivision #2005-12 – Lacrosse Homes of Delaware, Inc. IGB  
Preliminary – Hayfield
  2. Subdivision #2005-24 – Cascade Properties, L.L.C. IGB  
Preliminary – Captain's Way
  3. Ordinance Amendment – Cluster Density Trade
- V. Public Hearings
  1. Subdivision #2005-25 – Northern Oak Estates, L.L.C. IGB
  2. C/U #1639 – Bethany Court, LLC RS
  3. C/U #1641 – Carroll and Diane Brasure RS
  4. C/U #1643 – Lloyd Saunders MJ
  5. C/Z #1589 – Douglas Breeding MJ
  6. C/Z #1590 – Peninsula Oil Co., Inc. RW

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 24, 2006

REVISED: FEBRUARY 28, 2006

(Revised to include additional Old Business)

OLD BUSINESS

1. 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.
2. Subdivision #2005-24 -- application of **CASCADE PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 258.64 acres into 494 lots (Cluster Development), located north of Road 16, south of Road 231 (Reynolds Pond Road) and 2,400 feet east of Road 226 (Holly Tree Road).
3. 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.

PUBLIC HEARINGS

1. Subdivision #2005-25 -- application of **NORTHERN OAK ESTATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 13.72 acres into 13 lots, located north of Road 231 (Reynolds Pond Road), 1,266 feet northwest of Route 5.
2. C/U #1639 -- application of **BETHANY COURT, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (proposing 6 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.2873 acres, more or less, lying east of Route One, 900 feet north of Dune Road within Tower Shores.
3. C/U #1641 -- application of **CARROLL AND DIANE BRASURE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for parking service vehicles in garages to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.99 acre, more or less, lying southwest of Route 20 (a.k.a. Zion Church Road) 600 feet southeast of Road 92.

4. C/U #1643 -- application of **LLOYD SAUNDERS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a roofing business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.21 acres, more or less, lying southwest of a private access road, 235 feet southwest of Road 299 and 800 feet west of Route 24.
5. C/Z #1589 -- application of **DOUGLAS BREEDING** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying at the northeast corner of Route 5 (Oak Orchard Road) and Delaware Street near Oak Orchard, to be located on 0.45 acre, more or less.
6. C/Z #1590 -- application of **PENINSULA OIL CO., INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying at the northeast corner of the intersection of Hebron Street Extended (a.k.a. Hitchens Road) and Nanticoke Avenue (a.k.a. Cargill Road), 1,100 feet south of railroad, 500 feet north of the Nanticoke River and west of the city limits of Seaford, to be located on 4.99 acres, more or less.
7. C/Z #1591 -- application of **CHARLIE J. PEARSALL** to amend the Comprehensive Zoning Map from a C-1 General Commercial District to a GR General Residential District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying south of a private road, 50 feet east of Route 213, 1.3 miles south of State Street in Ellendale, being Lot 2 of Robert B. Fitzgerald Subdivision, to be located on 3,500 square feet, more or less.