



PLANNING & ZONING

AGENDAS & MINUTES

MARCH 12, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 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 February 26, 2009
- IV. Old Business
 1. C/Z #1632 – Pelican Landing-Route 24, LLC MJ
- V. Public Hearings
 1. APD #2009-1 – Patricia Joyce Hastings, Trustee BG
 2. C/U #1769 – Thomas Kucharik MJ
 3. C/U #1825 – Artesian Water Company, Inc. MJ
 4. C/Z #1634 – Rehoboth Beach Film Society MJ
 5. C/Z #1635 – Charles Davidson MJ
 6. C/Z #1682 – Nicholas Varrato, Jr. and JoAnn T. Varrato MJ
- VI. Other Business
 1. Ilona E. Holland IGB
2 Lots on 50' Easement – Road 618

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 27, 2009

OLD BUSINESS

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.

PUBLIC HEARINGS

1. APD #2009-1 -- application of **PATRICIA JOYCE HASTINGS, TRUSTEE** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Little Creek Hundred for two (2) parcels of land totaling 218.33 acres, more or less, located southeast of Road 509 (Susan Beach Road) and southwest of Road 515 (Bacons Road), for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
2. C/U #1769 -- application of **THOMAS KUCHARIK** 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 Lewes and Rehoboth Hundred, Sussex County, containing 41,244 square feet, more or less, lying north of Route 9, 262 feet west of Road 282, and being Lot 12 of Stamper Farms.
3. C/U #1825 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water facility to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing a total of 2.25 acres, more or less, with easement area "A" containing 2.00 acres and easement area "B" containing 0.25 acres, lying north of Wilson Road (Road 244) on lands of The Jefferson School.
4. C/Z #1634 -- application of **REHOBOTH BEACH FILM SOCIETY** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying at the northwest corner of Paynter Lane and Truitt Avenue within Truitts Midway Development, which is south of Route 24 and west of Route One, to be located on 11,033 square feet, more or less.
5. C/Z #1635 -- application of **CHARLES DAVIDSON** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a

C-1 General Commercial District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying south of Route 9, 2,750 feet west of Road 258 (Hudson Road), to be located on 6.0 acres, more or less.

6. C/Z #1682 -- application of **NICHOLAS VARRATO, JR. AND JOANN T. VARRATO** 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 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.