



Planning & Zoning

Agendas & Minutes

MARCH 23, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 23, 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 March 9, 2006
- IV. Old Business
 1. Subdivision #2005-24 – Cascade Properties, L.L.C. IGB
Preliminary – Captain's Way
 2. C/U #1639 – Bethany Court, LLC RS
 3. C/U #1641 – Carroll and Diane Brasure RS
 4. C/Z #1590 – Peninsula Oil Co., Inc. RW
- V. Public Hearings
 1. Subdivision #2005-26 – Ivy Branch Associates MJ
 2. C/U #1644 – Robert Sames MJ
WITHDRAWN MARCH 9, 2006
 3. C/U #1645 – Michael and Michele Mears BG
 4. C/Z #1586 – Eugene D. Bookhammer MJ
 5. C/Z #1593 – Donald J. Warrington BG

6. Ordinance Amendment – Parking Multi-Family
7. Ordinance Amendment – Close C-1, Create CR-1 District

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: MARCH 10, 2006

OLD BUSINESS

1. 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).
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/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.

PUBLIC HEARINGS

1. Subdivision #2005-26 -- application of **IVY BRANCH ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 200.60 acres into 360 lots, (Cluster Development), located on both sides of Road 303, 520 feet southwest of Road 303A.

2. C/U #1644 -- application of **ROBERT SAMES** to consider the Conditional Use of land in a GR General Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 11,828 square feet, more or less, lying at the northeast corner of Shady Ridge Drive and Field Lane and Route 270-A, and being more particularly described as Lot 1 in Shady Ridge Subdivision.
WITHDRAWN MARCH 9, 2006
3. C/U #1645 -- application of **MICHAEL AND MICHELE MEARS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a plumbing, heating, and air conditioning business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.0 acre, more or less, lying north of Road 471, 1,400 feet west of Road 432.
4. C/Z #1586 -- application of **EUGENE D. BOOKHAMMER** 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Route 24, 800 feet northeast of Love Creek, to be located on 1.002 acres, more or less.
5. C/Z #1593 -- application of **DONALD J. WARRINGTON** 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 Little Creek Hundred, Sussex County, land lying east of U.S. Route 13, ¼ mile south of Road 462 (Gordy Road) east of Laurel, to be located on 5.9458 acres, more or less.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 162, RELATING TO THE NUMBER OF OFF STREET PARKING SPACES REQUIRED FOR MULTIFAMILY DWELLINGS AND TOWNHOUSES.
7. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115, ZONING, ARTICLE XI, PART ONE, RELATING TO PERMITTED USES AND TO CLOSE THE EXISTING C-1 DISTRICT; PART TWO, SECTION 3, TO CREATE A NEW CR-1 DISTRICT; PART THREE, ARTICLE X, TO AMEND THE B-1 DISTRICT RELATING TO CONDITIONAL USES; AND PART FOUR, ARTICLE XX TO AMEND THE HEIGHT, AREA AND BULK REQUIREMENTS.