



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 30, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 30, 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 April 16, 2009
- IV. Old Business
 1. Subdivision #2008-24 – Gregory A. and Charlotte L. Hastings RW
 2. C/U #1776 – Mark Schaeffer MJ
 3. C/Z #1681 – Shipbuilders, LLC IGB
- V. Public Hearings
 1. C/U #1778 – Timothy Elder RS
 2. C/Z #1641 – Thomas E. Frank RS
 3. Subdivision #2007-29 – Spring Breeze Association MJ
 4. Subdivision #2007-30 – Timothy Ramey BG
 5. Subdivision #2007-31 – Sussex Ventures, 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: APRIL 20, 2009

OLD BUSINESS

1. Subdivision #2008-24 -- application of **GREGORY A. AND CHARLOTTE L. HASTINGS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 14.37 acres into 10 lots, (Cluster Subdivision), located south of Route 404, 2,700 feet west of Road 528.
2. C/U #1776 -- application of **MARK SCHAEFFER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a mini-storage facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 8.05 acres, more or less, lying north of Route 9, 500 feet west of Route 5 at Harbeson.
3. C/Z #1681 -- application of **SHIPBUILDERS, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR General Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying west of Road 213 (Old State Road) and southeast of Road 641 (Sharons Road) and also 118 feet south of Wild Cherry Street, to be located on 141.086 acres, more or less.

PUBLIC HEARINGS

1. C/U #1778 -- application of **TIMOTHY ELDER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for antiques, gifts and produce and barbeque sales to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acre, more or less, lying on the westerly side of Double Bridges Road (Road 363) 700 feet south of Muddy Neck Road (Road 361).
2. C/Z #1641 -- application of **THOMAS E. FRANK** 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 Baltimore Hundred, Sussex County, land lying west of Muddy Neck Road (Road 361) and northwest of Parker House Road (Road 362), to be located on 3.93 acres, more or less.
3. Subdivision #2007-29 -- application of **SPRING BREEZE ASSOCIATION** to consider the Subdivision of land in an AR-1 Agricultural Residential District in

Indian River Hundred, Sussex County, by dividing 113.93 acres into 167 lots, (Cluster Development), located south of Road 280-B, 1,985 feet west of Road 288.

4. Subdivision #2007-30 -- application of **TIMOTHY RAMEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 33.72 acres into 29 lots, located south of Road 472, 1,600 feet east of Road 62.
5. Subdivision #2007-31 -- application of **SUSSEX VENTURES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 28 acres into 28 lots, (Cluster Development), located north of Road 485A, and east of U.S. Route 13.