



Planning & Zoning

Agendas & Minutes

MAY 11, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 11, 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 April 27, 2006
- IV. Old Business
 1. Subdivision #2005-27 – Burcap Partners IGB
Preliminary – Deep Branch Woods
 2. Subdivision #2005-35 – MLK Partners RW
Preliminary – Millstone
 3. Subdivision #2005-36 – Betty D. Black IGB
Preliminary – Donovan Heritage
 4. C/U #1649 – Ronald W. Morgan IGB
 5. Ordinance Amendment – Parking Multi-Family
 6. Ordinance Amendment – Close C-1 District, Create CR-1 District
- V. Public Hearings
 1. C/Z #1607 – Marine Farm, LLC MJ
 2. C/U #1678 – Marine Farm, LLC MJ
 3. C/U #1651 – Jeff Hamer/Oasis Property Development, L.L.C. MJ

- | | | |
|----|--|--------------|
| 4. | C/U #1652 – Ken and Joan Gillam | RS |
| 5. | C/U #1653 – Robert Rahn | MJ |
| | | Agenda |
| | | May 11, 2006 |
| | | Page 2 |
| 6. | Subdivision #2005-37 – Durwood Bennett | RS |
| 7. | Subdivision #2005-38 – Jay F. Pratt | 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 28, 2006

OLD BUSINESS

1. Subdivision #2005-27 -- application of **BURCAP PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 29.37 acres into 30 lots, located at the southeast corner of the intersection of Route 5 and Road 234B.
2. Subdivision #2005-35 -- application of **MLK PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 44.87 acres into 46 lots, located south of Road 488, 960 feet west of U.S. Route 13.
3. Subdivision #2005-36 -- application of **BETTY D. BLACK** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 11.03 acres into 11 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 319, 1,560 feet south of Road 242.
4. C/U #1649 -- application of **RONALD W. MORGAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a garage and parking of trucks and trailers to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.54 acres, more or less, lying west of Route 213, 416 feet south of Route 625.
5. 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.
6. 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.

PUBLIC HEARINGS

1. C/Z #1607 -- application of **MARINE FARM, LLC.** to amend the Comprehensive Zoning Map from a MR-RPC Medium Density Residential District-Residential Planned Community to an AR-1-RPC Agricultural Residential District-Residential

- Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying southwest of Jimtown Road (Road 285A), 1,000 feet northwest of Road 277, to be located on 19.84 acres, more or less.
2. C/U #1678 -- application of **MARINE FARM, LLC** to consider the Conditional Use of land in an AR-1-RPC Agricultural Residential District-Residential Planned Community for a recreational/therapeutic equestrian facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.84 acres, more or less, lying southwest of Jimtown Road (Road 285A), 1,000 feet northwest of Road 227.
 3. C/U #1651 -- application of **JEFF HAMER/OASIS PROPERTY DEVELOPMENT, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for single-family detached condominiums (32 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 8.21 acres, more or less, lying west of Route 273 (Country Club Drive), 220 feet north of the entrance to "Three Seasons" Camping Resort.
 4. C/U #1652 -- application of **KEN AND JOAN GILLAM** to consider the Conditional Use of land in a GR General Residential District for boat storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.88 acres, more or less, lying east of Route 390A, 400 feet south of Route 390.
 5. C/U #1653 -- application of **ROBERT RAHN** to consider the Conditional Use of land in a GR General Residential District for a plumbing business with parking area to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.56 acres, more or less, lying south of Route 302A, ¼ mile northwest of Route 48.
 6. Subdivision #2005-37 -- application of **DURWOOD BENNETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 9.85 acres into 10 lots, located north of Road 84, 250 feet northwest of Road 363.
 7. Subdivision #2005-38 -- application of **JAY F. PRATT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 24.18 acres into 17 lots, located west of Road 562, 879 feet north of Road 566.