



PLANNING & ZONING

AGENDAS & MINUTES

MAY 14, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 14, 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 22, 2009
Approval of Minutes of April 30, 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 #1779 – Jim and Carla Clark MJ
 2. C/Z #1642 – Georgetown Auto Sales, Inc. MJ
 3. Subdivision #2007-26 – D. M. Properties of Bethel, Inc. BG
 4. Ordinance Amendment – Chapter 99 Preliminary Subdivision Plat
 5. Ordinance Amendment – Chapter 115 Conditional Use
 6. Ordinance Amendment – Chapter 99 Staff Approved Subdivision

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: MAY 4, 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 #1779 -- application of **JIM AND CARLA CLARK** to consider the Conditional Use of land in a GR General Residential District for a spa (massage, facials, etc.) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12,750 square feet, more or less, lying southeast of John J. Williams Highway (Route 24) 200 feet northeast of Bay Farm Road (Road 299).
2. C/Z #1642 -- application of **GEORGETOWN AUTO SALES, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, land lying west of U.S. Route 113, 1,300 feet south of Road 527 (Wilson Hill Road), to be located on 2.647 acres, more or less.
3. Subdivision #2007-26 -- application of **D. M. PROPERTIES OF BETHEL, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 260.69 acres into 390 lots, (Cluster Development), located north and south of Road 472, west of Road 434 and west of Road 438.

4. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 99, SECTION 99-9B, OF THE CODE OF SUSSEX COUNTY, RELATING TO THE TIME PERIOD OF VALIDITY OF A PRELIMINARY SUBDIVISION PLAT.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, RELATING TO THE TIME PERIOD OF VALIDITY OF THE APPROVAL OF A CONDITIONAL USE.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 99 OF THE CODE OF SUSSEX COUNTY, ENTITLED "SUBDIVISION OF LAND", TO ALLOW FOR THE STAFF APPROVAL OF MAJOR SUBDIVISIONS CONTAINING 3 OR FEWER LOTS TO BE LOCATED ALONG A NEW STREET.