



Planning & Zoning

Agendas & Minutes

MAY 25, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 25, 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 May 11, 2006
Approval of Minutes of May 17, 2006
- IV. Old Business
 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 #1653 – Robert Rahn MJ
 5. Subdivision #2005-35 – MLK Partners RW
Preliminary – Millstone
 6. Subdivision #2005-37 – Durwood Bennett RS
Preliminary – The Meadows At Bayard
 7. Subdivision #2005-38 – Jay F. Pratt RW
Preliminary – Foxshire
 8. Ordinance Amendment – Parking Multi-Family
- V. Public Hearings
 1. C/U #1656 – M. L. Joseph Construction MJ

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| 2. | C/U #1657 – Johnson’s Country Market | RS |
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| 3. | C/Z #1594 – Richard J. Poppleton | MJ |
| 4. | Subdivision #2005-39 – B & W Ventures, L.L.C. | IGB |
| 5. | Subdivision #2005-40 – Paul S. and Doris T. Barron | BG |
| 6. | Subdivision #2005-41 – Keith Properties | RS |
| 7. | Subdivision #2005-42 – Wilkinson Development, L.L.C. | MJ |

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 12, 2006

OLD BUSINESS

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 #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.
5. 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.
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.

8. 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.

PUBLIC HEARINGS

1. C/U #1656 -- application of **M. L. JOSEPH CONSTRUCTION** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for the grinding of vegetative material and mulch storage to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 20.88 acres, more or less, lying on the east side of U.S. Route 113, approximately 1,000 feet north of the U.S. Route 113 and Road 432 (Stockley Road) intersection.
2. C/U #1657 -- application of **JOHNSON'S COUNTRY MARKET** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a produce market sales facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 32.924 acres, more or less, lying south of Route 20 (Zion Church Road), 1,290 feet west of Road 391.
3. C/Z #1594 -- application of **RICHARD J. POPPLETON** to amend the Comprehensive Zoning Map from a GR General Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying on the western side of Central Avenue, 350 feet northeast of Harmon Street, and being more particularly described as Lot 24, Block 1, of the "George E. Shockley's Land" Subdivision, to be located on 5,000 square feet, more or less.
4. Subdivision #2005-39 -- application of **B & W VENTURES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 29.11 acres into 20 lots, located south of Road 215 (Slaughter Neck Road), 1,600 feet west of Route One.
5. Subdivision #2005-40 -- application of **PAUL S. AND DORIS T. BARRON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 21.88 acres into 22 lots, located east of Road 465A, 381 feet north of Route 24.
6. Subdivision #2005-41 -- application of **KEITH PROPERTIES** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.01 acres into 6 lots, located at the end of Nature's Walk Way within Fenwick Shoals Subdivision on the south side of Route 54, east of Fenwick Farms Subdivision.

7. Subdivision #2005-42 -- application of **WILKINSON DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 120.20 acres into 214 lots, (Cluster Development), located east of Road 290 (Cool Spring Road), 2,000 feet north of Route 5.