



PLANNING & ZONING

AGENDAS & MINUTES

MAY 28, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 28, 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 May 14, 2009
- IV. Old Business
 1. C/U #1779 – Jim and Carla Clark MJ
 2. Subdivision #2007-26 – D. M. Properties of Bethel, Inc. BG
Preliminary
 3. Ordinance Amendment – Chapter 99 Staff Approved Subdivision
- V. Public Hearings
 1. C/U #1835 – Appel – Tucker - Reynolds V.F.W. Post No. 2931 IGB
 2. C/Z #1643 – Landh Investments, L.L.C. RS
 3. C/Z #1644 – Brian McKinley RW
 4. Subdivision #2007-33 – H & H Investments, c/o Thomas Head MJ
 5. Subdivision #2007-34 – Victoria and Sam Constantino RS

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 15, 2009

OLD BUSINESS

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. 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.
3. 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.

PUBLIC HEARINGS

1. C/U #1835 -- application of **APPEL – TUCKER – REYNOLDS V.F.W. POST NO. 2931** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a VFW post (private club) to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 10.00 acres, more or less, lying east of Road 607 (VFW Road) across from intersection with Road 608.
2. C/Z #1643 -- application of **LANDH INVESTMENTS, L.L.C.** to amend the Comprehensive Zoning Map from a GR General 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 at the southwest intersection of Road 388 and Road 382, to be located on 1.848 acres, more or less.
3. C/Z #1644 -- application of **BRIAN MCKINLEY** to amend the Comprehensive Zoning Map from a GR General Residential District to GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, land lying northeast of Airport Road (Road 488) 2,800 feet northwest of Fire Tower Road (Road 479), to be located on 140.21 acres, more or less .

4. Subdivision #2007-33 -- application of **H & H INVESTMENTS, C/O THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 27.45 acres into 25 lots, located northwest of Road 283, 1,300 feet northeast of Road 284.
5. Subdivision #2007-34 -- application of **VICTORIA AND SAM CONSTANTINO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 1.79 acres into 2 lots, located west of Murphy Circle, north of Route 54 and being Lot 11 within Fenwick Island Estates Subdivision.