



PLANNING & ZONING

AGENDAS & MINUTES

JUNE 25, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 25, 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 June 11, 2009
- IV. Old Business
 1. C/Z #1645 – Cellular Fish, LLC MJ
 2. C/Z #1646 – Overbrook Acres, LLC, c/o Fred A. Chappell MJ
 3. Subdivision #2007-36 – John H. Ferris and Others Preliminary RS
- V. Public Hearings
 1. C/Z #1647 – SMI Long Neck Properties, LLC MJ
 2. C/Z #1648 – William and Elizabeth Jiron IGB
 3. C/Z #1650 – Cannon Road Investments, LLC MJ
 4. Subdivision 32007-37 – Cedar Creek Properties, LLC MJ
 5. Subdivision #2007-38 – Ralph Picard BG

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: JUNE 15, 2009

OLD BUSINESS

1. C/Z #1645 -- application of **CELLULAR FISH, LLC** to amend the Comprehensive Zoning Map from a GR General Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying west of Route 24, 420 feet north of Road 299, to be located on 22,500 square feet, more or less .
2. C/Z #1646 -- application of **OVERBROOK ACRES, LLC, C/O FRED A. CHAPPELL** 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 Broadkill Hundred, Sussex County, land lying at the southwest corner of the intersection of Route One and Route 88, to be located on 4.71 acres, more or less.
3. Subdivision #2007-36 -- application of **JOHN H. FERRIS AND OTHERS** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 2.39 acres into 7 lots, located southeast of Road 350, approximately ½ mile north of Road 349.

PUBLIC HEARINGS

1. C/Z #1647 -- application of **SMI LONG NECK PROPERTIES, LLC** 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 Indian River Hundred, Sussex County, land lying south of Long Neck Road (Route 22), 484 feet east of Road 298, to be located on 2.7482 acres, more or less.
2. C/Z #1648 -- application of **WILLIAM AND ELIZABETH JIRON** 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 Northwest Fork Hundred, Sussex County, land lying east of U.S. Route 13, 2,585 feet north of Route 16, to be located on 1.208 acres, more or less.
3. C/Z #1650 -- application of **CANNON ROAD INVESTMENTS, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1-RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying west of Route 5 (Indian Mission Road) and on both sides of Road 307 (Cannon Road), to be located on 134.565 acres, more or less.
4. Subdivision #2007-37 -- application of **CEDAR CREEK PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 88.44 acres into 192 lots, (Cluster Development and Environmentally Sensitive Development District

Overlay Zone), located south of Route 9, both sides of Road 285, and ¼ mile west of Route One.

5. Subdivision #2007-38 -- application of **RALPH PICARD** to consider the Subdivision of land in a GR General Residential District in Little Creek Hundred, Sussex County, by dividing 76.62 acres into 166 lots, located south of Road 515, approximately 2,150 feet east of Road 501.