



# PLANNING & ZONING

## AGENDAS & MINUTES

AUGUST 13, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 13, 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 July 15, 2009  
Approval of Minutes of July 23, 2009
- IV. Old Business
  1. Subdivision #2007-42 – Fenwick Commons, L.L.C. RS  
Preliminary
  2. Subdivision #2007-45 – Deerfield Meadows, L.L.C. RW  
Preliminary
- V. Public Hearings
  1. C/U #1784 – Maurice E. Hayes, Jr. MJ
  2. C/U #1785 – David J. and Erin E. Dekowsky RS
  3. Subdivision #2008-1 – Albert J. Bierman MR
  4. Subdivision #2008-2 – Lee Littleton MR
  5. Subdivision #2008-3 – Evelyn J. and Arthur P. Davis, Jr. MR
  6. Subdivision #2008-4 – Gale White 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: JULY 24, 2009

OLD BUSINESS

1. Subdivision #2007-42 -- application of **FENWICK COMMONS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 13.35 acres into 27 lots, (Environmentally Sensitive Developing District Overlay Zone), located at the southwest corner of the intersection of Route 54 and Road 394.
2. Subdivision #2007-45 -- application of **DEERFIELD MEADOWS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 41.81 acres into 40 lots, (Cluster Development), located south of Route 20, 1,850 feet east of Road 483.

PUBLIC HEARINGS

1. C/U #1784 -- application of **MAURICE E. HAYES, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small engine repair and service shop to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 4.2486 acres, more or less, lying north of Road 291, 1.1 miles west of Road 262.
2. C/U #1785 -- application of **DAVID J. AND ERIN E. DEKOWSKY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (12 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 15.16 acres, more or less, lying east of Mastif Way, a private road, 800 feet north of the intersection of Sound Church Road (Road 394A) and Sand Cove Road (Road 394).
3. Subdivision \$2008-1 -- application of **ALBERT J. BIERMAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 52.79 acres into 8 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 469, 530 feet north of Road 329.
4. Subdivision #2008-2 -- application of **LEE LITTLETON** to consider the Subdivision of land in a GR General Residential District in Little Creek Hundred, Sussex County, by dividing 8.76 acres into 6 lots, located south of Road 454, 310 feet east of Road 457.
5. Subdivision #2008-3 -- application of **EVELYN J. AND ARTHUR P. DAVIS, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 2.69 acres into 2 lots, located south of Route 20, 1,100 feet northwesterly of Road 473.
6. Subdivision #2008-4 -- application of **GALE WHITE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex

County, by dividing 2.25 acres into 3 lots, located at the southwest corner of the intersection of Road 565 and Road 592.