



PLANNING & ZONING

AGENDAS & MINUTES

AUGUST 27, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 27, 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 August 13, 2009
- IV. Old Business
 1. C/Z #1650 – Cannon Road Investments, LLC MJ
 2. Subdivision #2007-42 – Fenwick Commons, L.L.C. Preliminary RS
 3. Subdivision #2008-1 – Albert J. Bierman Preliminary MR
 4. Subdivision #2008-2 – Lee Littleton Preliminary MR
- V. Public Hearings
 1. C/U #1846 – Joseph M. and Melissa R. Crispin MJ
 2. C/Z #1687 – Rick Banning MJ
 3. C/U #1845 – Rick Banning MJ
- VI. Other Business
 1. Subdivision #2007-45 – Deerfield Meadows, L.L.C. Amended Findings 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: AUGUST 17, 2009

OLD BUSINESS

1. 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.
2. 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.
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.

PUBLIC HEARINGS

1. C/U #1846 -- application of **JOSEPH M. AND MELISSA R. CRISPIN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a contracting business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 41,542 square feet, more or less, lying north of Route 9, 2,800 feet west of Route 261, and being Lot 10 within Stamper Farms.
2. C/Z #1687 -- application of **RICK BANNING** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Plantation Road (Road 275), 710 feet southeast of Shady Road (Road 276), to be located on 18.33 acres, more or less .
3. C/U #1845 -- application of **RICK BANNING** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.33 acres, more or less, lying

northeast of Plantation Road (Road 275), 710 feet southeast of Shady Road (Road 276).