



Planning & Zoning

Agendas & Minutes

FEBRUARY 10, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 10, 2005, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

I. Call to Order

II. Approval of Agenda

III. Public Hearings

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|----|---------------------------------------|----|
| 1. | C/U #1588 – Leroy and Jo Ann Marvel | RS |
| 2. | C/U #1589 – Delmar Homes, Inc. | RS |
| 3. | C/U #1590 – Peninsula Oil Co., Inc. | RS |
| 4. | Subdivision #2004-18 – Milton Brunner | BG |
| 5. | Subdivision #2004-19 – Larry Willey | RW |

IV. Other Business

- | | | |
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| 1. | Parker's Point Addition Revised Subdivision – Beth's Court | BG |
| 2. | Uhland T. Pepper 2 Lots on 50' Right of Way – Road 88 | JA |
| 3. | Lynn J. and Linda T. Rogers 2 Lots on 50' Right of Way – Road 257 | JA |
| 4. | Subdivision #2003-32 – HM Properties Stonewater Creek Phases 5 and 6 – Time Extension | 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 JANUARY 25, 2005

PUBLIC HEARINGS

1. C/U #1588 -- application of **LEROY AND JO ANN MARVEL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small engine repair business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 43,101 square feet, more or less, lying east of Road 365, 735 feet south of Road 353.
2. C/U #1589 -- application of **DELMAR HOMES, INC.** to consider the Conditional Use of land in a GR General Residential District for an expansion to an existing mobile home park to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 22,285 square feet, more or less, lying northeast of Road 356, 270 feet northwest of Route 54.
3. C/U #1590 -- application of **PENINSULA OIL CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a mini-storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.6716 acres, more or less, lying west of Road 384 and 100 feet south of Road 370.
4. Subdivision #2004-18 -- application of **MILTON BRUNNER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 45.72 acres into 33 lots, located north of Road 496 (Phillips Landing Road), 1,180 feet east of Broad Creek.
5. Subdivision #2004-19 -- application of **LARRY WILLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 24.09 acres into 20 lots, located west of Road 562, 879 feet north of Road 566.