



PLANNING & ZONING

AGENDAS & MINUTES

JANUARY 17, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, JANUARY 17, 2008, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Consent Agenda
 1. Subdivision #2004-11 – Urquhart & Company RS
Final – Byewood Manor
 2. Subdivision #2004-22 – Terrance Babbie IGB
Revised Final - Sandstone
 3. Subdivision #2004-37 – Wayne Mitchell MJ
Final – Rich Field Acres
 4. Subdivision #2006-12 – Scott Schaeffer MJ
Final
 5. Time Extensions
 - a. C/U #1670 – Phillip D. Murray BG
 - b. C/U #1722 – West Rehoboth Community Land Trust MJ
 - c. Subdivision #2005-74 – Delmarva Woodlands Alliance
4, L.L.C. MJ
 - d. Subdivision #2005-80 – John Schulties and Alton Mast IGB
 - e. Subdivision #2005-89 – Terrance Babbie MJ
 - f. Subdivision #2005-96 – Arion Development BG
 - g. Subdivision #2006-32 – Burton's Pond Communities,
L.L.C. MJ
 - h. C/U #1718 – Artesian Water Company, Inc. MJ
- IV. Old Business

1. Subdivision #2005-63 – Dream Builders Construction, Inc. RW
Preliminary – Orchard Point

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2. Subdivision #2006-48 – Doug Corey RW
Preliminary – Chaplain’s Circle

3. Subdivision #2006-52 – L. T. Associates MJ
Preliminary - Senators

V. Other Business

1. Sussex Tech High School RW
C/U #976 – Revised Site Plan – Route 9

2. Jeffrey and Terri Portmann MJ
C/U #1698 – Site Plan – Savannah Road (Route 9)

3. Harry H. Isaacs, III IGB
C/U #1699 – Site Plan – Road 231

4. Artesian Water Company, Inc. MJ
C/U #1756 – Site Plan – Road 286

5. The Villages of Elizabethtown IGB
C/U #1724 – Site Plan – Route 30

6. Plantations Medical and Professional Center MJ
C/U #1573 – Revised Site Plan – Road 275

7. Candy Kitchen MJ
Commercial Site Plan – Route One

8. Bethany Blues MJ
Commercial Site Plan – Route One

9. High Tide Church BG
Preliminary Site Plan – Route 26

10. Restoration Worship Center BG
Preliminary Site Plan – Route 9

11. The Vineyards MJ
Site Work Authorization – Route 9

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| 12. | The Peninsula MR/RPC
Amended Condition – Road 299 | MJ |
| 13. | Subdivision #2006-31 – South Shore Builders
Request for Reconsideration of Preliminary Approval | IGB |
| 14. | Subdivision #2004-17 – Hopkins Pettyjohn
Revised Condition – Route 9 | MJ |
| 15. | Jordan Reynolds
2 Parcels and 50' Easement – Route 30 | IGB |
| 16. | Anthony D. and Barbara E. Palmer
Lot and 50' Right of Way – Road 451 | BG |
| 17. | Danny Pham
3 Lots and 50' Right of Way – Road 494 | BG |
| 18. | Benjamin Chad Jenkins
3 Lots and 50' Right of Way – Road 589A | RW |
| 19. | Dennis M. and Candice Clayton
2 Lots and 50' Right of Way – Road 46 | RW |
| 20. | Richard Miller
2 Lots and 50' Right of Way – Route 54 | RS |
| 21. | David West
2 Lots and 50' Right of Way – Road 42 | IGB |
| 22. | Joseph V. and Virginia S. Mangone
2 Lots and 50' Easement – Road 531 | RW |
| 23. | John D. Mills
Lot and 50' Easement – Road 213 | IGB |
| 24. | Jeffrey W. and Denise J. Irwin
3 Lots and 50' Right of Way – Route 9 | MJ |
| 25. | Mary Lou Dickson, Barbara A. Dorman and Donald W. Dorman | MJ |

2 Parcels and 50' Easement – Route 24

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| 26. | Daniel J. Gordy
Lot and 50' Easement – Road 479 | RW |
| 27. | Millard F. and Sylvia J. Vannoy
2 Parcels and 50' Right of Way – Road 492 | BG |
| 28. | Gary L. Davis
Parcel and 50' Easement – Road 585 | 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: DECEMBER 28, 2007

CONSENT AGENDA

1. Subdivision #2004-11 -- application of **URQUHART & COMPANY** to consider the Subdivision (Clustered Development) of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 11.19 acres into 40 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 349, 1,500 feet southeast of Road 347.
2. Subdivision #2004-22 -- application of **TERRANCE BABBIE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.57 acres into 62 lots, (Cluster Development) located at the southeast corner of the intersection of Route 38 (Jefferson Road) and Road 229 (Smith Road).
3. Subdivision #2004-37 -- application of **WAYNE MITCHELL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 21.75 acres into 24 lots, located west of Road 288-A, 0.5 mile south of Road 280-B.
4. Subdivision #2006-12 -- application of **SCOTT SCHAEFFER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 10.89 acres into 2 lots, a variance from the maximum allowed cul-de-sac length of 1,000 feet, and a waiver from the street design requirements, located north of Route 5, 3,200 feet northwest of Road 292.

OLD BUSINESS

1. Subdivision #2005-63 -- application of **DREAM BUILDERS CONSTRUCTION, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 307.71 acres into 251 lots, located south of Route 40, 580 feet west of Road 591.
2. Subdivision #2006-48 -- application of **DOUG COREY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 26.85 acres into 25 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northwest corner of the intersection of Route 404 and Road 42.
3. Subdivision #2006-52 -- application of **L. T. ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 119.14 acres into 242 lots, (Environmentally Sensitive Developing District Overlay Zone), located southeast of Road 267, and south of Hawkseye and Wolfe Runne Subdivisions.