



PLANNING & ZONING

AGENDAS & MINUTES

FEBRUARY 20, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, FEBRUARY 20, 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 #2005-69 – Wright Brothers Properties IGB
Final – Wright Brothers Subdivision
 2. Time Extensions
 - a. C/U #1642 – Sunrise Ventures, L.L.C. MJ
 - b. C/U #1716 – Andrew Lubin MJ
 - c. C/U #1748 – Delaware Electric Cooperative BG
 - d. Subdivision #2005-11 – PNH Harmon, LLC MJ
 - e. Subdivision #2005-21 – Bierman Family, L.L.C. BG
 - f. Subdivision #2005-62 – Dream Builders
Construction, Inc. IGB
 - g. Subdivision #2005-72 – Baywood, L.L.C. MJ
 - h. Subdivision #2005-81 – Bethany Ridge, L.L.C. RS
 - i. Subdivision #2005-90 – River Rock, L.L.C. IGB
 - j. Subdivision #2005-95 – Harlton Associates RS
- IV. Old Business
 1. Subdivision #2005-63 – Dream Builders Construction, Inc. RW
Preliminary – Orchard Point
 2. Subdivision #2005-85 – Ernest H. Hosse, III RW
Preliminary – Greenway Place
 3. Subdivision #2006-27 – O. A. Newton IGB
Preliminary – Bridge Branch Estates

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| 4. | Subdivision #2006-35 – 2416 Joppa Road, LLC
Preliminary – Field at Neal School | RW |
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| 5. | Subdivision #2006-38 – Scott Batz and Ruth Smith
Preliminary | MJ |
| 6. | Subdivision #2006-46 – McDaniel Construction Co.
Preliminary – Mystic Meadows | RW |
| 7. | Subdivision #2006-48 – Doug Corey
Preliminary – Chaplain’s Circle | RW |
| 8. | Subdivision #2006-51 – Wolfe Properties, Inc.
Preliminary – Tuscany Creek | BG |

V. Other Business

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| 1. | The Peninsula MR/RPC
Amended Condition – Road 299 | MJ |
| 2. | The Vineyards
Site Work Authorization – Route 9 | MJ |
| 3. | Subdivision #2004-17 – Hopkins Pettyjohn
Revised Condition – Route 9 | MJ |
| 4. | Subdivision #2006-31 – South Shore Builders
Request for Reconsideration of Preliminary Approval | IGB |
| 5. | Ashley Manor HR/RPC
Revised Amenity Area Site Plan – Route 20 | RS |
| 6. | Heritage Village MR/RPC
Amended Condition – Postal Lane | MJ |
| 7. | Five Points Square
Revised Preliminary Site Plan – Savannah and Shady Roads | MJ |
| 8. | Jungle Jims Amusement Park
Revised Site Plan – Road 273 | MJ |
| 9. | Auto Works Collision Center
Final Site Plan – U.S. Route 113 | RS |

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| 10. | DRC Properties, L.L.C.
Preliminary Multi-Family Site Plan – Route 54 | RS |
| 11. | Sandpiper Village Condominium
Parking and Restricted Development Easement – Road 270 | MJ |
| 12. | Mr. Natural Bottled Water
C/U #1536 – Determination of Use – Route 17 | RS |
| 13. | Sports at the Beach
C/U #1421 – Revised Site Plan – Route 9 | MJ |
| 14. | Delphose E. Price
Lot on 50' Right of Way – Beaver Dam Road | MJ |
| 15. | Laconya and Osmond Eley
2 Lots on 50' Right of Way – Road 590 | 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: JANUARY 31, 2008

CONSENT AGENDA

1. Subdivision #2005-69 -- application of **WRIGHT BROTHERS PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 8.97 acres into 8 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Old Mill Road (Road 265A), ½ mile north of Route One.

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 #2005-85 -- application of **ERNEST H. HOSSE, III** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 31.70 acres into 21 lots, (Cluster Development), located south of Route 18, 0.9 mile northwest of Road 529.
3. Subdivision #2006-27 -- application of **O. A. NEWTON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 95.24 acres into 137 lots, (Cluster Development), located north of Road 404, 1,900 feet west of Road 525.
4. Subdivision #2006-35 -- application of **2416 JOPPA ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 109.45 acres into 56 lots, located north of Road 553, 1,820 feet west of Road 558 and 900 feet east of the Delaware/Maryland State Line.
5. Subdivision #2006-38 -- application of **SCOTT BATZ AND RUTH SMITH** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 10.96 acres into 2 lots, and a waiver from the street design requirements, located southeast of Road 255, 85 feet northeast of Road 248 (Route 30).
6. Subdivision #2006-46 -- application of **MCDANIEL CONSTRUCTION CO.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 17.496 acres into 17 lots, located west of Road 533, 550 feet south of Route 18 (Delaware Route 404).

7. 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.
8. Subdivision #2006-51 -- application of **WOLFE PROPERTIES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 155.00 acres into 184 lots, and a waiver from the forested buffer requirements, located north and south of Route 24, 1,200 feet east of Road 493 and Road 514.