



Planning & Zoning

Agendas & Minutes

MARCH 15, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, MARCH 15, 2007, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Old Business
 1. C/Z #1605 – Nentego Properties, LLC MJ
 2. C/Z #1606 – Nentego Properties, LLC MJ
 3. C/U #1711 – Artesian Water Company, Inc. RS
 4. C/Z #1609 – Oak Creek, LLC MJ
 5. C/Z #1610 – Burton's Pond Communities, LLC MJ
 6. Subdivision #2006-32 – Burton's Pond Communities, LLC Preliminary MJ
 7. Subdivision #2003-50 – Kaplan, Gallo & Howett Preliminary IGB
 8. Subdivision #2004-13 – Double Eagle Farms, L.L.C. Final MJ
 9. Subdivision #2005-55 – William Street Preliminary MJ
 10. Subdivision #2005-92 – Larry E. Willey BG

Final

IV. Other Business

1. Americana Bayside MR/RPC RS
Phase 6B – Final Record Plan – Route 54
2. The Peninsula MR/RPC MJ
18th At Marina Bay – Amended Site Plan – Road 299
3. Nassau Grove MR/RPC MJ
Phase 2 - Final Record Plan – Road 265
4. North Beach Community RS
C/U #1507 – Revised Site Plan – Road 360
5. Hawkseye Subdivision MJ
Amenity Area Site Plan – Road 267
6. Heron Bay Subdivision MJ
Amenity Area Site Plan – Road 286
7. The Coastal Group MJ
Preliminary Commercial Site Plan – Route One
8. Capstone Homes, L.L.C. MJ
Preliminary Commercial Site Plan – Route 9
9. Chevy Chase Bank RS
Preliminary Commercial Site Plan – Route 54
10. Rite Aid Corporation RS
Preliminary Commercial Site Plan – Route 26
11. S & E Gallo Family RS
Preliminary Commercial Site Plan – Route One
12. Philadelphia Pentecostal Holiness Church, Inc. IGB
C/U #1371 – Site Plan – Road 213
13. Sean and Lisa Lasher BG
3 Parcels on Existing 50' Right of Way – Road 321

Agenda
March 15, 2007
Page 2

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| 14. | Robert and Genevieve Ritter
3 Parcels and 50' Right of Way – Ritter Road | IGB |
| 15. | Richard Banks
Parcel and 50' Right of Way – Road 522A | RW |
| | Agenda
March 15, 2007
Page 3 | |
| 16. | John T. and Melinda A. Duryea
3 Parcels on Existing 50' Right of Way – Road 490 | RW |
| 17. | William and Dawn Thompson
Parcel and 75' Right of Way – Route 9 | MJ |
| 18. | Harold and Tamara Hazzard
Parcel and 50' Right of Way – Road 215 | IGB |
| 19. | Tom McCoy
2 Parcels on Existing 50' Right of Way – Road 494 | BG |
| 20. | Joseph H. Black
2 Parcels and 50' Right of Way – Road 249 | MJ |
| 21. | Smith Acres Subdivision
Consideration of Substantial Construction – Road 454 | BG |
| 22. | Subdivision #2005-16 – Joseph L. Warnell
Time Extension | IGB |
| 23. | Ellendale Royal Farms Site
C/U #777 – Determination – Route 16 and U.S. Route 113 | IGB |
| 24. | Lewes Body Works
C/U #1158 – Determination – Road 266 | IGB |

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: FEBRUARY 26, 2007

REVISED: FEBRUARY 28, 2007

(Revised to remove Subdivision #2004-16 and replace with Subdivision #2004-13)

OLD BUSINESS

1. C/Z #1605 -- application of **NENTEGO PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR General Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying southeast of Route 24, 2,400 feet southwest of Route 5 and Road 297, to be located on 93.67 acres, more or less.
2. C/Z #1606 -- application of **NENTEGO PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying southwest of Route 24, 1,400 feet southwest of Route 5 and Road 297, to be located on 15.73 acres, more or less.
3. C/U #1711 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sewer treatment facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 13.41 acres, more or less, lying north of Route 336 (Piney Neck Road), 2,100 feet west of Route 335 (Bunting Road), and 2,200 feet east of Road 335A (Adams Road).
4. C/Z #1609 -- application of **OAK CREEK, LLC** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying east of Road 274 (Old Landing Road) and 0.7 mile south of Road 275 (Warrington Road), to be located on 115.29 acres, more or less.
5. C/Z #1610 -- application of **BURTON'S POND COMMUNITIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying east of Route 24 and on both sides of Route 49 (Pinewater Road), to be located on 41.94 acres, more or less.
6. Subdivision #2006-32 -- application of **BURTON'S POND COMMUNITIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 158.70 acres into 265

lots, (Environmentally Sensitive Developing District Overlay Zone), located north and south of Route 48, and west of Route 24.

7. Subdivision #2003-50 -- application of **KAPLAN, GALLO & HOWETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 57.00 acres into 53 lots, located on both sides of Road 257, approximately 2,465 feet southwest of Route One.
8. Subdivision #2004-13 -- application of **DOUBLE EAGLE FARMS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 65.13 acres into 70 lots, located north and south of Road 303, approximately 0.95 miles southwest of Road 303A.
9. Subdivision #2005-55 -- application of **WILLIAM STREET** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 4.30 acres into 5 lots, located north of Road 306A, 762 feet west of Road 299.
10. Subdivision #2005-92 -- application of **LARRY E. WILLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 7.53 acres into 4 lots, located east of Road 493, 431 feet south of Road 494.