



PLANNING & ZONING

AGENDAS & MINUTES

APRIL 16, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, APRIL 16, 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 #2005-1 – Pinewater Woods, L.L.C. MJ
Final – Pinewater Woods
 2. Subdivision #2006-2 – D. & N. Properties, L.L.C. BG
Final – Cypress at Trussum Pond
 3. Time Extensions
 - a. C/U #1685 – Parker Block Co. BG
 - b. C/U #1686 – Malone Enterprises MJ
 - c. Subdivision #2004-21 – Springfield Self-Storage, L.P. MJ
 - d. Subdivision #2005-24 – Cascade Properties, L.L.C. IGB
 - e. Subdivision #2005-42 – Wilkinson Development, LLC MJ
 - f. Subdivision #2006-6 – Jeff Stoneberger IGB
- IV. Old Business
 1. Subdivision #2006-40 – Reinert, Tirino, Thorp, L.L.C. BG
Preliminary – Cypress Meadows
 2. Subdivision #2006-51 – Wolfe Properties, Inc. BG
Preliminary – Tuscany Creek
 3. Subdivision #2006-62 – Joseph A. Black MJ
Preliminary – Bay Laurel
 4. Subdivision #2006-63 – Deep Branch Road, LLC MJ
Preliminary – Deep Branch Village

5. C/Z #1654 – Peninsula Square, LLC MJ

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V. Other Business

1. Nentego MR/RPC MJ
C/Z #1605 – Site Plan – Route 24
2. Seaford Tractor Supply RW
C/U #1707 – Site Plan – U.S. Route 13
3. Oakwood Homes Delmar BG
Commercial Site Plan – U.S. Route 13
4. Dansk, L.L.C. RS
C/U #1697 – Site Plan – Route 54
5. Jungle Jims Amusement Park MJ
Revised Site Plan – Road 273
6. Lucian Szczepanski BG
3 Lots and 50' Right of Way – Road 436
7. Tim Cooper RW
2 Lots and 50' Right of Way – Road 557
8. Phillip S. and Ada A. Messia MJ
2 Lots and 50' Right of Way – Road 307
9. Myra Huff RW
Parcel and 50' Right of Way – Route 20
10. Clarence M. Gardner, III RW
2 Parcels and 50' Right of Way – Road 531
11. John W. Skinner IGB
2 Lots and 50' Right of Way – Road 207
12. George W., III and Tricia Ellen Wingate RS
2 Parcels and 50' Right of Way – Route 26
13. Mitchell Thompson RW
3 Lots – Apple Orchard Lane

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| 14. | Ed's Mobile Home Park, L.L.C.
3 Parcels and 50' Right of Way – Road 207 | IGB |
| 15. | Charles E., Jr. and Eleanor Adams
2 Parcels and 50' Right of Way – Road 231 | IGB |
| 16. | Curtis Carey
Lot on 50' Right of Way – Road 42 | 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: APRIL 1, 2008

CONSENT AGENDA

1. Subdivision #2005-1 -- application of **PINEWATER WOODS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 18.96 acres into 23 lots, (Cluster Development), located south of Road 49, 0.5 mile east of Route 24.
2. Subdivision #2006-2 -- application of **D. & N. PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 11.88 acres into 11 lots, located south of Road 72, 1,500 feet east of Road 70.

OLD BUSINESS

1. Subdivision #2006-40 -- application of **REINERT, TIRINO, THORP, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 25.27 acres into 11 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 458, 1,400 feet north of Road 464.
2. 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.
3. Subdivision #2006-62 -- application of **JOSEPH A. BLACK** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 43.52 acres into 37 lots, located west of Road 249, 1,895 feet north of Road 248A.
4. Subdivision #2006-63 -- application of **DEEP BRANCH ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 202.37 acres into 303 lots, (Cluster Development), located at the northwest corner of the intersection of Road 317 and Road 315.
5. C/Z #1654 -- application of **PENINSULA SQUARE, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying at the southwest corner of Route 24 (John J. Williams Highway) and Road 299 (Autumn Road), to be located on 30.00 acres, more or less.