



## *Planning & Zoning*

### Agendas & Minutes

APRIL 19, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, APRIL 19, 2007, 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. Old Business
  1. C/U #1681 – W. Edward Metz MJ
  2. C/U #1683 – Wayne Baker, LLC MJ
  3. C/Z #1608 – Massey's Landing Properties, LLC MJ
  4. Subdivision #2003-50 – Kaplan, Gallo & Howett IGB  
Preliminary – Meadows at Creek Run
  5. Subdivision #2005-8 – Bunting Road, L.L.C. RS  
Final – Bunting Farms
  6. Subdivision #2005-38 – Jay F. Pratt RW  
Final – Foxshire
  7. Subdivision #2005-84 – John and Debra Pulli MJ  
Preliminary and Final
  8. Subdivision #2005-94 – Seacoast Investments, L.L.C. MJ  
Preliminary – Almshouse
  9. Subdivision #2005-96 – Arion Development BG  
Preliminary - Liddelton
  10. Subdivision #2006-1 – Thomas Head-H & H Investment Associates RW

Preliminary – Saddlebridge Estates

Agenda  
April 19, 2007  
Page 2

IV. Other Business

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|-----|---|----|
| 1.  | Salt Pond Plaza<br>Commercial Site Plan – Roads 357 and 360                                 | RS |
| 2.  | Bridgeville Microtel<br>Commercial Site Plan – Route 404                                    | RW |
| 3.  | Long Neck Back Bay Center<br>Commercial Site Plan – Route 24                                | MJ |
| 4.  | Nutter's Grant<br>Multi-Family Site Plan – U.S. Route 13                                    | RW |
| 5.  | Fenwick Plaza<br>Commercial Site Plan – Parking Reconsideration – Route 54                  | RS |
| 6.  | Bayville Shores RPC<br>Revised Site Plan – Route 54   | RS |
| 7.  | S & E Gallo Family<br>Commercial Site Plan – Delaware Route One                             | RS |
| 8.  | Oak Creek MR/RPC<br>Final Record Plan – Road 274  | MJ |
| 9.  | Bay City Mobile Home Park<br>Revised Lots – Berry Street                                    | MJ |
| 10. | Subdivision #2005-79 – Paradise Property<br>Revised Preliminary – Pepper Creek Point        | RS |
| 11. | Subdivision #2005-42 – Wilkinson Development, LLC<br>Revised Preliminary and Time Extension | MJ |
| 12. | Subdivision #2002-44 – Junior Armiger<br>Revised Final – Hill N Dale                        | RW |

13. Peninsula Lakes MR/RPC MJ  
Revised Master Plan – Road 299

Agenda  
April 19, 2007  
Page 3

14. Philadelphia Pentecostal Holiness Church IGB  
C/U #1371 – Site Plan – Road 213
15. Subdivision #2000-12 – Lee Littleton BG  
Consideration of Substantial Construction
16. W & J Jones Family, L.P. MJ  
2 Parcels and 50' Right of Way – Road 268
17. Anthony and Penny Rovillard MJ  
2 Parcels and 50' Right of Way – Road 48
18. John and Marilyn Hall MJ  
2 Lots and 50' Right of Way – Road 308
19. Gordon and Patricia Rossiter BG  
2 Lots and 50' Right of Way – Road 435
20. Harry Seipp RW  
2 Parcels and 50' Right of Way – Road 486
21. Joseph H. Black MJ  
2 Parcels and 50' Right of Way – Road 249
22. John T. and Melinda A. Duryea RW  
3 Parcels On Existing 50' Private Road – Road 490
23. Subdivision #2005-37 – Durwood Bennett RS  
Time Extension
24. Subdivision #2006-33 – Bethany Short Properties, LLC RS  
Reconsideration of Condition of Approval
25. Forest Landing MR/RPC RS  
Amended Condition of Approval
26. The Vineyards MJ  
Commercial and Multi-Family Site Plan – Route 9

27. Rodney Smith  
2 Lots – Ocean Pines Lane

RS

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 2, 2007

OLD BUSINESS

1. C/U #1681 - application of **W. EDWARD METZ** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a campground with area for boat and RV storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 59.866 acres, more or less, lying east of Shingle Point Road (Road 249), across from Road 253.
2. C/U #1683 - application of **WAYNE BAKER, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 72.72 acres, more or less, lying at the northeast corner of Avalon Road (Road 302A) and Lawson Road (Road 296).
3. C/Z #1608 -- application of **MASSEY'S LANDING PROPERTIES, 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 at the eastern end and on both sides of Long Neck Road (Route 23), to be located on 56.85 acres, more or less.
4. 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.
5. Subdivision #2005-8 -- application of **BUNTING ROAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 6.00 acres into 8 lots, (Cluster Development), located west of Road 335, 1,016.56 feet north of Road 336.
6. Subdivision #2005-38 -- application of **JAY F. PRATT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 24.18 acres into 17 lots, located west of Road 562, 879 feet north of Road 566.
7. Subdivision #2005-84 -- application of **JOHN AND DEBRA PULLI** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 4.35 acres into 3 lots, located south of Road 280, 1,865 feet southeast of Road 290.

8. Subdivision #2005-94 -- application of **SEACOAST INVESTMENTS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 81.84 acres into 199 lots, (Cluster Development), located east of U.S. Route 113, south of Road 325, and west of Road 326.
9. Subdivision #2005-96 -- application of **ARION DEVELOPMENT** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Little Creek Hundred, Sussex County, by dividing 86.43 acres into 99 lots, located north of Road 462, 1,995 feet east of Road 461.
10. Subdivision #2006-1 - application of **THOMAS HEAD-H & H INVESTMENT ASSOCIATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 62.41 acres into 48 lots, located south of Road 548 (Horseshoe Road), 1,770 feet southwest of Road 552 (Neals School Road).