



Planning & Zoning

Agendas & Minutes

MAY 16, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, MAY 16, 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 #1686 – Malone Enterprises, L.L.C. MJ
 2. C/Z #1611 – B & M Property Development, LLC RS
 3. Subdivision #2005-97 – James D. Parker BG
Preliminary and Final
 4. Subdivision #2006-5 – Ship Builders, L.L.C. BG
Preliminary
 5. Subdivision #2006-6 – Jeff Stoneberger IGB
Preliminary
- IV. Other Business
 1. Sunrise RS
C/U #1639 – Final Site Plan and Amended Conditions- Route One
 2. Salt Pond Plaza RS

Preliminary Commercial Site Plan – Roads 357 and 360

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| 3. | Long Neck Back Bay Park Center
Preliminary Commercial Site Plan – Route 24 | MJ |
| 4. | Thomas J. Tennefoss
C/U #1611 – Site Plan – Road 582 | RW |
| 5. | G-H Investments, LLC
Preliminary Commercial Site Plan – Savannah Road | IGB |
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| 6. | New Covenant Presbyterian Church
Preliminary Site Plan – Road 268 | IGB |
| 7. | Guy M. and Elaine C. Couchman
3 Lots on an Existing 50' Right of Way – Road 290 | MJ |
| 8. | Art Marvel
3 Lots and a 50' Right of Way – Road 553 | RW |
| 9. | Jana Hood
Lot and a 50' Right of Way – Road 620 | IGB |
| 10. | John Ingram
2 Lots and a 50' Right of Way – Road 207 | IGB |
| 11. | Dick Appel
Lot and a 50' Right of Way – Road 626 | IGB |
| 12. | Subdivision #2004-10 – Windsor Farm, LLC
Time Extension | RW |
| 13. | Subdivision #2004-21 – Springfield Self-Storage, L.P.
Time Extension | MJ |
| 14. | Subdivision #2004-46 – Caldera Properties – Long Neck I, LLC
Time Extension | MJ |
| 15. | Subdivision #2005-18 – JKC, L.L.C.
Time Extension | BG |
| 16. | Subdivision #2005-36 – Betty D. Black
Time Extension | IGB |

17. C/U #1540 – James R. and Jane H. Gibson
Time Extension MJ
18. C/U #1602 – Route 24 Self-Storage
Time Extension MJ
19. Rules of Procedure
Discussion

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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 30, 2007

OLD BUSINESS

1. C/U #1686 -- application of **MALONE ENTERPRISES, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.77 acres, more or less, lying north of Long Neck Road (Route 23), 2.3 miles east from Route 22C (Pot Nets Road).
2. C/Z #1611 -- application of **B & M PROPERTY DEVELOPMENT, 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 Baltimore Hundred, Sussex County, land lying at the southeast end of Route 58B, 0.50 mile north and east of Route 54, to be located on 146.68 acres, more or less.
3. Subdivision #2005-97 -- application of **JAMES D. PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 4.32 acres into 3 lots, located west of Road 409, 705.22 feet south of Road 410.
4. Subdivision #2006-5 -- application of **SHIP BUILDERS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 61.808 acres into 47 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 432, 400 feet south of Road 471.
5. Subdivision #2006-6 -- application of **JEFF STONEBERGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 18.742 acres into 24 lots, (Cluster Subdivision), located north of Route One, 500 feet southwest of Road 14E.