



PLANNING & ZONING

AGENDAS & MINUTES

JULY 16, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, JULY 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 #2006-6 - Jeff Stoneberger IGB
Final – Benson Subdivision
 2. Time Extensions
 - a. C/U #1675 – Colonial East, Ltd. MJ
 - b. C/U #1724 – North Milton Development Group, II IGB
 - c. Subdivision #2004-41 – William B. Warrington RS
 - d. Subdivision #2005-21 – Albert J. Bierman BG
 - e. Subdivision #2005-52 – Underhill Properties, LLC MJ
 - f. Subdivision #2007-19 – Ameri Star Homes IGB
- IV. Old Business
 1. Subdivision #2006-58 – Wright H. Parker IGB
Preliminary – Hunt Valley
 2. Subdivision #2006-68 – Dove Estates, LLC RW
Preliminary – Nanticoke View
 3. Subdivision #2006-69 – Clearlake Properties, LLC BG
Preliminary – Clearlake
 4. Subdivision #2006-71 – Thomas E. and Charlotte A. Jones MJ
Preliminary
 5. C/Z #1622 – Gary F. Farmer, DVM RS

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| 6. | C/U #1736 – Matthew and Karen Weidmann | MJ |
| 7. | C/U #1738 – Baywood, LLC | MJ |
| 8. | Subdivision #2006-70 – PAF, LLC c/o Paul Kruger
Preliminary – Langrell’s Best | MJ |
| V. Other Business | | |
| 1. | Millville Volunteer Fire Company, Inc.
C/U #1692 – Revised Site Plan – Road 54 | RS |
| 2. | Bethany Cedars
C/U #1752 – Site Plan – Road 358 | RS |
| 3. | Saketumi Commercial Site
Preliminary Commercial Site Plan – Route One | MJ |
| 4. | Sandpiper Commercial
Preliminary Commercial Site Plan – Route One | MJ |
| 5. | Truitt Property Phase II
Preliminary Commercial Site Plan – Route One | MJ |
| 6. | Bay Forest MR/RPC
Amended Master Plan and Phase 2 Preliminary Site Plan - Road 347 | RS |
| 7. | Subdivision #2006-63 – Deep Branch Road, LLC
Reconsideration of Conditions of Approval 15, 16, and 17 | MJ |
| 8. | Subdivision #2006-61 – MLK Partners
Reconsideration of Condition of Approval 11 | RW |
| 9. | Subdivision #2006-43 – Summer Hill Development, LLC
Reconsideration of Denial | RS |
| 10. | Subdivision #2005-71 – Delaware Land Associates
Wetlands Jurisdictional Determination Request | MJ |

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| 11. | Subdivision #2006-62 – Joseph Black
Wetlands Jurisdictional Determination Request | MJ |
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| 12. | Gail Fleming
2 Lots – Lawton Road and Sisters Lane | MJ |
| 13. | Drew D. Ward
2 Parcels and 50’ Easement – Road 333 | RS |
| 14. | David A. Shevock
3 Parcels and 50’ Right of Way – Road 265 | MJ |
| 15. | BBM Ventures, LLC
Parcel and 50’ Right of Way – Road 567A | RW |
| 16. | Sue Rogers and Laura and Amanda Brittingham
3 Parcels and 50’ Right of Way – Road 467 | BG |
| 17. | John Williamson
2 Parcels and 50’ Right of Way – Road 533 | RW |
| 18. | Alphonso K., Sr. and Linda P. Miller
2 Lots and 50’ Easement – Road 275A | MJ |
| 19. | Bonnie Hensley
2 Parcels on 50’ Right of Way – Road 62 | BG |
| 20. | William and Donna Zinszer
2 Parcels and 50’ Easement – Road 364 | 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: JUNE 27, 2008

CONSENT AGENDA

1. 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.

OLD BUSINESS

1. Subdivision #2006-58 -- application of **WRIGHT H. PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 20.09 acres into 19 lots, and a waiver from the forested buffer requirements, located north of Road 38, 1,700 feet east of Road 225.
2. Subdivision #2006-68 -- application of **DOVE ESTATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Nanticoke Hundred, Sussex County, by dividing 73.20 acres into 111 lots, located south of Road 526A and west of Road 525.
3. Subdivision #2006-69 -- application of **CLEARLAKE PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 86.00 acres into 134 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north and south of Route 54, 3,050 feet east of Road 504.
4. Subdivision #2006-71 -- application of **THOMAS E. AND CHARLENE A. JONES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 34.09 acres into 2 lots, located at the southwest corner of Emma Lane and Route 30 and 1,001 feet north of Road 252.
5. C/Z #1622 -- application of **GARY F. FARMER, DVM** 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 Dagsboro Hundred, Sussex County, land lying north of Route 26, 2,820 feet northeasterly of Road 382 (Route 20), to be located on 2.54 acres, more or less.
6. C/U #1736 -- application of **MATTHEW AND KAREN WEIDMANN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to expand Conditional Use #1068 to include towing service and storage of vehicles and boats to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.01 acres, more or less, lying southeast of Road 277 (Robinsonville Road) 227 feet southwest of Road 275 (Plantations Road).

7. C/U #1738 -- application of **BAYWOOD, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an equestrian center to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.0 acres, more or less, lying 450 feet northeast of Banks Road (Road 298) and approximately 600 feet southeast of Green Road (Road 298-A).
8. Subdivision #2006-70 -- application of **PAF, LLC C/O PAUL KRUGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 21.22 acres into 14 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 321, 900 feet north of U.S. Route 113.