



PLANNING & ZONING

AGENDAS & MINUTES

JULY 24, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 24, 2008, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 12, 2008
Approval of Minutes of July 10, 2008
- IV.
 - 1. C/Z #1657 – Peninsula At Long Neck, LLC MJ
 - 2. C/U #1739 – Eric Sugrue; Big Trips, LLC MJ
 - 3. Subdivision #2006-73 – Anthony Sposato MJ
- V. Public Hearings
 - 1. C/U #1798 – First State Cremation Center, Inc. BG
 - 2. C/U #1799 – Delmarva Clergy United in Social Action, Inc. IGB
 - 3. Subdivision #2006-74 – David L. and Carolyn D. Wilson IGB
 - 4. Subdivision #2006-75 – Tull Group, LLC RW
 - 5. Subdivision #2006-76 – Baywind, LLC MJ

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: JULY 15, 2008

OLD BUSINESS

1. C/Z #1657 -- An ordinance to modify Condition No. 10 imposed on Ordinance No. 1573 for Change of Zone No. 1475, the application of Ribera-Odyssey, LLC for "The Peninsula", a MR-RPC Medium Density Residential District-Residential Planned Community, to extend the time to construct and open for use the golf clubhouse and nature center facilities.
2. C/U #1739 -- application of **ERIC SUGRUE; BIG TRIPS, LLC** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (6 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.66 acres, more or less, lying northeast of Road 270A (Munchy Branch Road), 3,000 feet northeast of Route One.
3. Subdivision #2006-73 -- application of **ANTHONY SPOSATO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 261.99 acres into 400 lots, (Cluster Subdivision), located south of Road 252 (Huff Road), 2,500 feet east of Road 319 (Sandhill Road).

PUBLIC HEARINGS

1. C/U #1798 -- application of **FIRST STATE CREMATION CENTER, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a crematory as an addition to an existing cemetery (Woodlawn Memorial Park) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 22.16 acres, more or less, lying west of U.S. Route 113, ½ mile south of Road 329.
2. C/U #1799 -- application of **DELMARVA CLERGY UNITED IN SOCIAL ACTION, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for a health, development and crisis center to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 32,905 square feet, more or less, lying north of Philadelphia Drive, a private road, 430 feet west of Route 213 and south of the Town of Ellendale.
3. Subdivision #2006-74 -- application of **DAVID L. AND CAROLYN D. WILSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 35.99 acres into 30 lots, located west of U.S. Route 113, 910 feet north of Road 623.

4. Subdivision #2006-75 -- application of **TULL GROUP, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Northwest Fork Hundred, Sussex County, by dividing 139.98 acres into 222 lots, located northeast of Road 590, 2,300 feet northwest of Road 583.
5. Subdivision #2006-76 -- application of **BAYWIND, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 44.46 acres into 42 lots, (Cluster Subdivision), located northeast of Route 5, 4,600 feet northwesterly of Route 24.