

**Sussex County  
Planning & Zoning Commission**

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John L. Allen, Chairman  
Robert C. Wheatley, Vice-Chairman  
W. Layton Johnson  
Ronald P. Lynch  
Benjamin Gordy  
Lawrence B. Lank, Director

JULY 24, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 24, 2003, at 7:00 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 July 10, 2003
- IV. Old Business
  1. Subdivision #2001-28 -- Robert W. Durham  
Final BG
  2. Subdivision #2002-4 -- Country Life Homes  
Final RL
  3. Subdivision #2003-4 -- Homestead, L.L.C.  
Preliminary RL
  4. C/Z #1482 -- Donald Derrickson LJ
  5. C/U #1496 -- Julie Schroeck RL
  6. C/Z #1512 -- Percy, Inc. RL
  7. Subdivision #2003-6 -- Oyster Rock properties, L.L.C. JA
  8. Subdivision #2003-7 -- Stover Homes, L.L.C. JA
- V. Public Hearings
  1. C/U #1512 -- Randall J. and Diane M. Pentoney RL
  2. Subdivision #2003-9 -- 1<sup>st</sup> State Development, L.L.C. JA
  3. Subdivision #2003-10 -- Woodgate Enterprises, Inc. LJ

4. Subdivision #2003-11 -- Saw Mill Associates, Inc.  
Withdrawn
  5. Subdivision #2003-12 -- LT Associates RL
  6. Subdivision #2003-13 -- Joseph W. Wells RW
  7. Subdivision #2003-14 -- H.M. Properties, Route 23, L.L.C. LJ
- VI. Other Business
1. The Peninsula MR/RPC LJ  
C/Z #1475 - Master Plan - Road 299
  2. R.D.C., L.L.C. LJ  
Multi-family Site Plan - Road 276
  3. Subdivision #2001- 25 -- S & M Ventures LJ  
Time Extension/Final
  4. Subdivision #2002-14 -- J & Y Parker Family, L.P. RL  
Time Extension
  5. Ocean Ridge West RL  
Lot Extensions - Route One

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, 2003



## OLD BUSINESS

1. Subdivision #2001-28 -- application of **ROBERT W. DURHAM** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 82.40 acres into 76 lots, located west of Road 493, 1,130.28 feet north of Road 494.
2. Subdivision #2002-4 -- application of **COUNTRY LIFE HOMES** to consider the resubdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 6.01 acres into 12 lots, located west of Neptune II Drive, 100 feet north of Neptune III Drive within Ocean Farm Subdivision, north of Road 363, southwest of Road 361.
3. Subdivision #2003-4 -- application of **HOMESTEAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 122.60 acres into 81 lots, located east of Road 384, 960 feet north of Road 382.
4. C/Z #1482 -- application of **DONALD DERRICKSON** 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Road 283 (Postal Lane) and 800 feet southwest of Route One, to be located on 44.83 acres, more or less.
5. C/U #1496 -- application of **JULIE SCHROECK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an antique shop/art gallery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 39,281 square feet, more or less, lying south of Route 26, 0.6 mile east of Route 365.
6. C/Z #1512 -- application of **PERCY, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying northeast of Route 382, 600 feet north of Route 17, to be located on 8.223 acres, more or less.
7. Subdivision #2003-6 -- application of **OYSTER ROCK PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 42.10 acres into 32 lots, located northwesterly of Road 264, 2,726.40 feet northeast of Route One.
8. Subdivision #2003-7 -- application of **STOVER HOMES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.04 acres into 35 lots, located southwest corner of the intersection of Route One and Road 38.



## PUBLIC HEARINGS

1. C/U #1512 -- application of **RANDALL J. PENTONEY AND DIANE M. PENTONEY** to consider the Conditional Use of land in a MR Medium Density Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6,000 square feet, more or less, lying north of Admiral Road, 500 feet east of Route One and 60 feet west of Ocean Road, and being Lot 19 within Tower Shores Subdivision.
2. Subdivision #2003-9 -- application of **1<sup>ST</sup> STATE DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 31.90 acres into 30 lots, located south of Road 38, 791.51 feet east of Road 216.
3. Subdivision #2003-10 -- application of **WOODGATE ENTERPRISES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 50.99 acres into 30 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 280, 1,715 feet east of Road 290.
4. Subdivision #2003-11 -- Saw Mill Associates, Inc. (Withdrawn).
5. Subdivision #2003-12 -- application of **LT ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 163.62 acres into 162 lots, located east of Road 267, 0.8 mile east of Road 268.
6. Subdivision #2003-13 -- application of **JOSEPH W. WELLS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 2.57 acres into 3 lots, located west of Road 590, 320 feet northwest of Road 583.
7. Subdivision #2003-14 -- application of **H.M. PROPERTIES, ROUTE 23, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 240.81 acres into 352 lots, located at the southwesterly corner of the intersection of Road 286 and Road 285.