



## *Planning & Zoning*

Agendas & Minutes

AUGUST 15, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, AUGUST 15, 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. Subdivision #2004-17 – Natelli Communities, Ltd. Partnership      MJ  
Final – Phase 2
  2. Subdivision #2004-29 – Harley W. Tull and Jerry C. Dukes      RW  
Final
  3. Subdivision #2004-49 – Oak Crest Farms, Inc.      MJ  
Final
  4. Subdivision #2005-34 – Pot-Nets Lakeside, L.L.C.      MJ  
Final
  5. Subdivision #2005-37 – Durwood Bennett      RS  
Final
  6. Subdivision #2006-18 – Briggs 4, LLC      RS  
Preliminary
  7. Subdivision #2005-100 – D. K. Properties, L.L.C.      MJ  
Preliminary
  8. Subdivision #2006-22 – Bethany Woods, LLC      RS  
Preliminary
  9. Subdivision #2006-23 – Gordon Winegar      BG  
Preliminary

IV. Other Business

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|-----|---|-----|
| 1.  | Sussex County Association of Realtors<br>C/U #1710 – Site Plan – Route 9 and Road 321 | MJ  |
| 2.  | Millsboro Medical Office<br>C/U #1663 – Time Extension and Site Plan – Route 24       | MJ  |
| 3.  | Edward L. Howell, Jr.<br>Waiver from Topography Requirements – Road 575A              | RW  |
| 4.  | Joyce Greenlee<br>Lot and 50' Right of Way – Road 42                                  | IGB |
| 5.  | Catherine Reynolds<br>Lot and 50' Easement – Road 561                                 | RW  |
| 6.  | Marion D'Armi<br>2 Lots and 50' Easement – Shore Drive                                | RW  |
| 7.  | William and Vivian Yost<br>Lot on 50' Right of Way – Road 388                         | RS  |
| 8.  | Rodney J. Short<br>Lot on Right of Way – Assawoman Canal                              | RS  |
| 9.  | Amos F. and Linda T. Evans<br>2 Lots and 50' Right of Way – Road 347                  | RS  |
| 10. | Joseph and Patricia Sekcienski<br>3 Lots and 50' Right of Way – Road 298              | MJ  |
| 11. | Wayne Rust<br>2 Lots and 50' Right of Way – Road 47                                   | MJ  |
| 12. | Ken Freidman<br>3 Lots and 50' Right of Way – Road 291                                | MJ  |
| 13. | Thomas E. and Hilda E. Best<br>3 Lots – Best Lane                                     | MJ  |

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| 14. | Steve Bailey<br>3 Lots on Existing 50' Right of Way – Road 70            | BG  |
| 15. | Subdivision #2004-44 – Fran Gonzon<br>Time Extension and Revised Plan    | IGB |
| 16. | Subdivision #2005-49 – Gulfstream Land, L.L.C.<br>Time Extension         | RS  |
| 17. | Subdivision #2005-52 – Uphill Properties, L.L.C.<br>Time Extension       | MJ  |
| 18. | Bethany Court, L.L.C.<br>C/U #1639 – Time Extension                      | RS  |
| 19. | Mill Pond Commons<br>Easement Modification – Lot 44 – John Rowland Trail | 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 27, 2007

## OLD BUSINESS

1. Subdivision #2004-17 -- application of **NATELLI COMMUNITIES, LTD. PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 250.13 acres into 544 lots, located north of Route 9, 0.25 miles east of Road 261.
2. Subdivision #2004-29 -- application of **HARLEY W. TULL AND JERRY C. DUKES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 98.03 acres into 88 lots, located north of Road 46, 750 feet northwest of Road 517-A.
3. Subdivision #2004-49 -- application of **OAK CREST FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 51.42 acres into 21 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 306, 1,425 feet west of Road 303.
4. Subdivision #2005-34 -- application of **POT-NETS LAKESIDE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 38.00 acres into 82 lots, (Environmentally Sensitive Development District Overlay Zone), located northeast of Road 299 (Bay Farm Road), 125 feet northwest of Road 299A.
5. Subdivision #2005-37 -- application of **DURWOOD BENNETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 9.85 acres into 10 lots, located north of Road 84, 250 feet northwest of Road 363.
6. Subdivision #2006-18 -- application of **BRIGGS 4, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 9.39 acres into 7 lots, located south of Road 336, 100 feet east of Road 335.
7. Subdivision #2005-100 -- application of **D. K. PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 86.53 acres into 103 lots, located at the end of Dove Knoll Drive and Turtle Dove Drive within Dove Knoll Subdivision on the north side of Route One.
8. Subdivision #2006-22 -- application of **BETHANY WOODS, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 12.20 acres into 19 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Road 360, approximately ½ mile west of Route One.

9. Subdivision #2006-23 -- application of **GORDON WINEGAR** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 6.62 acres into 4 lots, located at the end of a 50' right of way, 1,600 feet south of Road 78A and north of Broad Creek.