



Planning & Zoning

Agendas & Minutes

AUGUST 25, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 25, 2005, 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 August 11, 2005
- IV. Old Business
 1. Subdivision #2004-39 – Seneca Harbor Joint Venture Preliminary MJ
 2. Subdivision #2003-37 – Gary Watson Final BG
 3. Subdivision #2003-35 – Route 30, L.L.C. Final
 4. Subdivision #2004-5 – Ritter Farm, L.L.C. Final MJ
 5. Subdivision #2004-12 – Harford Delaware Venture, L.L.C. Final MJ
- V. Public Hearings
 1. C/U #1619 – Helena R. Dove MJ
 2. C/U #1620 – P.G.S. Properties, LLC BG
 3. Subdivision #2004-44 – Fran Gonzon

4. Subdivision #2004-45 – Dagsboro Branch, L.L.C. RS
 5. Subdivision #2004-46 – Caldera Properties –Long Neck I, L.L.C. MJ
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VI. Other Business

1. Woodbridge School District RW
C/U #1627 – Site Plan – Road 585
2. Dukes Professional Buildings MJ
Commercial Site Plan – Route 5
3. Doug Jones RS
Lot on a 50' Easement – Road 335
4. Charles and Helen Schamburg BG
Lot on a 50' Right of Way – Road 74
5. William T. and Karen B. Peden MJ
Lot and 50' Right of Way – Route 9
6. Paul Bacon
3 Lots and 50' Right of Way – Road 36
7. Sitton Living Trust RS
2 Lots – Ocean Pines Lane
8. Living Water Church BG
Site Plan – Road 474
9. Douglas Brockway MJ
C/U #1568 – Site Plan – Road 288

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: AUGUST 15, 2005

OLD BUSINESS

1. Subdivision #2004-39 -- application of **SENECA HARBOR JOINT VENTURE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 234 acres into 400 lots, (Cluster Development), located at the northeast corner of the intersection of Road 306 and Road 305.
2. Subdivision #2003-37 -- application of **GARY WATSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 41.86 acres into 40 lots, located north of Road 465, 2,318 feet west of Road 479.
3. Subdivision #2003-35 -- application of **ROUTE 30, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 30.25 acres into 28 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the southwest corner of the intersection of Routes 38 and 30.
4. Subdivision #2004-5 -- application of **RITTER FARM, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 218.45 acres into 225 lots, located northeast of Road 286 (Hopkins Road), 2,319.82 feet northwest of Road 285 (Beaver Dam Road).
5. Subdivision #2004-12 -- application of **HARFORD DELAWARE VENTURE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 77.98 acres into 68 lots, located east of Road 317, 0.4 mile north of Road 48.

PUBLIC HEARINGS

1. C/U #1619 -- application of **HELENA R. DOVE** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (5 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19,723 square feet, more or less, lying northeast of Road 270A (Munchy Branch Road), ½ mile northeast of Route One.
2. C/U #1620 -- application of **P.G.S. PROPERTIES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Dagsboro Hundred,

Sussex County, containing 67.39 acres, more or less, lying south of Road 433 (Country Living Road), approximately 0.5 mile east of Road 412 (Lakeview Road) and north of Long Drain Ditch.

3. Subdivision #2004-44 -- application of **FRAN GONZON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 161.91 acres into 205 lots, (Cluster Development), located south of Road 227, east of Road 226, and north of Road 231.
4. Subdivision #2004-45 -- application of **DAGSBORO BRANCH, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 8.74 acres into 10 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located southwest of the intersection of Road 331 and Pennsylvania Railroad Crossing.
5. Subdivision #2004-46 -- application of **CALDERA PROPERTIES – LONG NECK I, L.L.C.** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by dividing 59.71 acres into 196 lots, (Environmentally Sensitive Development District Overlay Zone), located north of Route 5, 1,780 feet southeast of Road 311.