



# PLANNING & ZONING

## AGENDAS & MINUTES

SEPTEMBER 9, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 9, 2010, 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 August 26, 2010
- IV. Consent Agenda
  1. C/U #1764 – Buchanan Developers, Inc. RS  
Time Extension
  2. Subdivision #2005-71 – Delaware Land Associates MJ  
Time Extension
  3. Subdivision #2006-35 – 2416 Joppa Road, LLC RW  
Time Extension
  4. Subdivision #2006-68 – Dove Estates RW  
Time Extension
- V. Old Business
  1. Subdivision #2008-23 – Van Gabe Terlemezian MJ  
Preliminary – Gabriel Estates Subdivision
  2. C/U #1850 – Inland Bays, LLC RS
- VI. Public Hearings
  1. C/U #1854 – TAPA Homes, L.L.C. RW
  2. C/U #1855 – Double R. Holdings, LLC MJ

3. C/U #1856 – Tidewater Utilities, Inc. MR  
WITHDRAWN AUGUST 20, 2010
  4. C/U #1858 – Omar Road, LLC RS
  5. Subdivision #2009-11 – Branch Woods, L.L.C. IGB
- VII. Other Business
1. C/U #1848 – Ocean Park (Todd Bariglio) MJ  
Amended Condition
  2. Carmen and Betty Lou Deldeo RS  
2 Lots and 50' Right of Way – Road 345
  3. David Calvert RW  
3 Lots and 50' Right of Way – Road 597
  4. Margaret A. Harris RW  
3 Lots and 50' Easement – Route 20

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 30, 2010

## OLD BUSINESS

1. Subdivision #2008-23 -- application of **VAN GABE TERLEMEZIAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 17.40 acres into 5 lots, located west of Road 249, 0.54 mile north of Road 253.
2. C/U #1850 -- application of **INLAND BAYS, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.96 acres, more or less, lying north of Route 360 (Fred Hudson Road) , 1,360 feet east of Route 357 (Cedar Neck Road).

## PUBLIC HEARINGS

1. C/U #1854 -- application of **TAPA HOMES, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for model home and offices to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 36,028 square feet, more or less, lying west of U.S. Route 113, 400 feet south of Wilson Hill Road (Road 527).
2. C/U #1855 -- application of **DOUBLE R HOLDINGS, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for general offices and medical/professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.40 acres, more or less, lying southwest of Plantation Road (Road 275) 2,100 feet northwest of Route 24.
3. C/U #1856 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a public utility (water) to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 2.5925 acres, more or less, lying 0.5 mile north of Route 24 (Laurel Road) approximately 0.7 mile west of Road 449A (Jestice Farm Road) and 0.6 mile east of Road 463 (Hitch Pond Road) and within the proposed Chickberry Fields Subdivision.  
WITHDRAWN AUGUST 20, 2010
4. C/U #1858 -- application of **OMAR ROAD, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a helicopter landing site (private) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 8.45 acres, more or less, lying north of Omar Road (Route 54) 1,800 feet east of Road 354 (Dukes Road) and 0.5 mile west of Road 382 (Armory Road).

5. Subdivision #2009-11 -- application of **BRANCH WOODS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 30.99 acres into 46 lots, (Cluster Development), located at the southeast corner of the intersection of Route 5 (Union Street) and Road 234B (Draper Road).