



PLANNING & ZONING

AGENDAS & MINUTES

SEPTEMBER 19, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, SEPTEMBER 19, 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. C/U #1697 – Dansk, LLC RS
 2. Subdivision #2005-60 – Mandrin Homes Preliminary RS
 3. Subdivision #2005-100 – D. K. Properties, L.L.C. Preliminary MJ
 4. Subdivision #2006-27 – O. A. Newton Preliminary RW
 5. Subdivision #2006-28 – Sussex Ventures, Inc. Preliminary RW
 6. Subdivision #2007-17 – Seaside Baptist Church, Inc. Preliminary MJ
 7. Subdivision #2004-57 – Blue Ribbon Properties, L.L.C. Final RW
 8. Subdivision #2004-58 – Norris Niblett Final BG
 9. Subdivision #2005-25 – Northern Oak Estates, L.L.C. Final IGB
 10. Subdivision #2006-33 – Bethany Short Properties, LLC Final RS

IV. Other Business

- | | | |
|-----|---|----|
| 1. | Auto Works
Commercial Site Plan – U.S. Route 113 | RS |
| 2. | Millsboro Medical Center
C/U #1663 – Site Plan – Route 24 | MJ |
| 3. | Allegheny East Conference of 7 th Day Adventists
Preliminary Site Plan – Road 485 | RW |
| 4. | Power & Love Outreach Ministries, Inc.
Preliminary Site Plan – Road 305 | MJ |
| 5. | Word of Hope Church, Inc.
Preliminary Site Plan – Route 30 | MJ |
| 6. | Baywood GR/RPC
Phases 7-9 Preliminary Site Plan – Route 24 | MJ |
| 7. | Preserves at Jefferson Creek MR/RPC
Revised Record Plan – Road 363 | RS |
| 8. | Bay Forest Club MR/RPC
Revised Record Plan – Road 347 | RS |
| 9. | Bethany Bay AR-1/RPC
Sections 1.3a, 1.2B1 and 1.4a – Preliminary Site Plan | RS |
| 10. | Pelican Point Subdivision
Phases 1-3 Final and Phases 4-7 Time Extension | MJ |
| 11. | The Marina at Peppers Creek
Final Record Plan | RS |
| 12. | Seasons at Bethany
C/U #1488 – Substantial Construction | RS |
| 13. | Robert Carey and Blaine and Tiffany Short
Lot and 50' Right of Way – Road 567B | RW |
| 14. | Byard and Phyllis Layton
Parcel and 50' Right of Way – Road 78 | BG |

- | | | |
|-----|--|-----|
| 15. | Donna Wilkerson and Brenda Lee Klein
2 Lots and 50' Right of Way – Road 348 | RS |
| 16. | Cavan Construction
3 Lots and 50' Right of Way – U.S. Route 13 | BG |
| 17. | Charles N. and Carolyn G. Jackson
2 Parcels and 50' Right of Way – Road 46 | RW |
| 18. | Ross H. and Edith T. Rogers
2 Parcels and 50' Right of Way – Route 54 | RS |
| 19. | Drew R. and Margaret L. Naylor
3 Lots and 50' Right of Way – Route 9 | MJ |
| 20. | Arthur G. Backus
4 Lots and 30' Right of Way – Route 30 | MJ |
| 21. | Donald E. and Lisa A. Smith
3 Lots and 50' Right of Way – Road 492 | BG |
| 22. | William H. and Delores B. Lane
Lot and 50' Right of Way – Noble Road | RW |
| 23. | Subdivision #2004-41 – William B. Warrington
Time Extension | RS |
| 24. | Subdivision #2005-40 – Paul and Doris T. Barron
Time Extension | BG |
| 25. | Subdivision #2005-56 – Reynolds Pond, L.L.C.
Time Extension | IGB |
| 26. | Subdivision #2005-61 – Delmarva Woods Alliance 3, L.L.C.
Time Extension | MJ |
| 27. | LT Associates, L.L.C.
C/U #1665 – Time Extension | MJ |
| 28. | Rules of Procedure
Possible Amendments | |

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: SEPTEMBER 4, 2007

OLD BUSINESS

1. C/U #1697 -- application of **DANSK, LLC** to consider the Conditional Use of land in a C-1 General Commercial District for a waterpark and miniature golf course to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.352 acres, more or less, lying north of Route 54, west of Virginia Avenue, approximately 350 feet west of Route One.
2. Subdivision #2005-60 -- application of **MANDRIN HOMES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 27.34 acres into 56 lots, (Environmentally Sensitive Development District Overlay Zone), located west of Road 381, 3,860 feet north of Route 54, and south of Dirickson Creek.
3. 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.
4. Subdivision #2006-27 -- application of **O. A. NEWTON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 95.24 acres into 137 lots, (Cluster Development), located north of Road 404, 1,900 feet west of Road 525.
5. Subdivision #2006-28 -- application of **SUSSEX VENTURES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 61.17 acres into 44 lots, located east of Road 550, ½ mile south of Route 20.
6. Subdivision #2007-17 -- application of **SEASIDE BAPTIST CHURCH, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 4.99 acres into 2 lots, located west of Road 277 (Robinsonville Road), 125 feet north of Gosling Creek Road within Gosling Creek Subdivision.
7. Subdivision #2004-57 -- application of **BLUE RIBBON PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Broad Creek Hundred, Sussex County, by dividing 38.64 acres into 30 lots, located south of Route 20, approximately 1,030 feet west of Road 485.
8. Subdivision #2004-58 -- application of **NORRIS NIBLETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Dagsboro Hundred, Sussex County, by dividing 33.29 acres into 12 lots, located north of Road 472, 2,782 feet east of Road 432.

9. Subdivision #2005-25 -- application of **NORTHERN OAK ESTATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 13.72 acres into 13 lots, located north of Road 231 (Reynolds Pond Road), 1,266 feet northwest of Route 5.
10. Subdivision #2004-33 -- application of **BETHANY SHORT PROPERTIES, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 20.08 acres into 49 lots, (Environmentally Sensitive Developing District Overlay Zone), located west of Route One, 3,500 feet north of Fred Hudson Road (Road 360).