



PLANNING & ZONING

AGENDAS & MINUTES

OCTOBER 14, 2009

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, OCTOBER 14, 2009, 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. Consent Agenda
 1. Subdivision #2004-39 – Seneca Harbor Joint Venture MJ
Final – Avebury Subdivision
 2. Subdivision #2005-11 – PNH Harmon, LLC MJ
Final – Whittington Estates Subdivision
 3. Subdivision #2005-73 – Landlock, LLC MJ
Final – Paradise Lakes Subdivision
 4. Time Extensions
 - a. C/U #1723 – John Willey, c/o Peninsula Oil RS
 - b. C/U #1759 – Bridle Ridge Properties, LLC MJ
 - c. C/U #1781 – Rodney W. Smith MJ
 - d. Subdivision #2005-60 – Mandrin Homes RS
 - e. Subdivision #2006-63 – Deep Branch Road, LLC MJ
 - f. Subdivision #2006-75 – Tull Group, LLC RW
 - g. Subdivision #2007-5 – David Edwards MJ
- IV. Old Business
 1. C/U #1785 – David J. and Erin E. Dekowsky RS
 2. C/Z #1687 – Rick Banning MJ
 3. C/U #1845 – Rick Banning MJ

4. C/Z #1690 – L. T. Associates, LLC MJ

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5. C/U #1848 – Todd Bariglio MJ
6. Subdivision #2007-39 – Jesse Frederick Conaway and Everett T.
Conaway MR
Preliminary – Nathaniel’s Landing at Cherry Walk Subdivision
7. Subdivision #2007-40 – Jesse Frederick Conaway and Everett T.
Conaway MR
Preliminary – Nathaniel’s Landing at Captains Hill Subdivision
8. Subdivision #2008-5 – Matthew Brittingham RS
Preliminary – Batson Creek Estates Subdivision

V. Other Business

1. BDP Investments, LLC MJ
Preliminary Commercial Site Plan – Route 9 and Road 320
2. Jerry L. and Jill C. Green MR
Preliminary Commercial Site Plan – U.S. Route 113
3. Judi Folmsbee IGB
C/U #1765 – Site Plan – Road 226
4. Truitt Property MJ
Landscape Plan – Route One
5. Angola Beach MJ
5 Lots and 50’ Easement- Route 24
6. Delmar Feed Mills, Inc. RW
3 Lots and 50’ Right of Way – Road 536
7. Irene Gray MR
2 Lots and 50’ Easement – Road 432
8. Jay Yoder RW
Parcel and 50’ Right of Way – Road 612
9. Michael Izzo RS

3 Lots on 50' Easement – Route 17

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10. Henry Seppi
Lot and 50' Right of Way – Road 431

MR

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 25, 2009

OLD BUSINESS

1. C/U #1785 -- application of **DAVID J. AND ERIN E. DEKOWSKY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (12 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 15.16 acres, more or less, lying east of Mastif Way, a private road, 800 feet north of the intersection of Sound Church Road (Road 394A) and Sand Cove Road (Road 394).
2. C/Z #1687 -- application of **RICK BANNING** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Plantation Road (Road 275), 710 feet southeast of Shady Road (Road 276), to be located on 18.33 acres, more or less .
3. C/U #1845 -- application of **RICK BANNING** 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 Lewes and Rehoboth Hundred, Sussex County, containing 18.33 acres, more or less, lying northeast of Plantation Road (Road 275), 710 feet southeast of Shady Road (Road 276).
4. C/Z #1690 -- application of **L. T. ASSOCIATES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying at the southeast corner of Road 268 (Kings Highway) and Road 267 (Gills Neck Road), to be located on 45.77 acres, more or less .
5. C/U #1848 -- application of **TODD BARIGLIO** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for business and professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 4.711 acres, more or less, lying at the southwest corner of Cedar Grove Road (Road 283) and Plantation Road.
6. Subdivision #2007-39 -- application of **JESSE FREDERICK CONAWAY AND EVERETT T. CONAWAY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 105.14 acres into 84 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 78, 150 feet east of Road 490A.

7. Subdivision #2007-40 -- application of **JESSE FREDERICK CONAWAY AND EVERETT T. CONAWAY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 55.06 acres into 40 lots, (Cluster Development), located south of Road 78, 150 feet east of Road 490A.
8. Subdivision #2008-5 -- application of **MATTHEW BRITTINGHAM** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 55.20 acres into 110 lots, (Environmentally Sensitive Development District Overlay Zone and Cluster Development), located west of Road 384, 1,650 feet north of Route 20.