



PLANNING & ZONING

AGENDAS & MINUTES

OCTOBER 17, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, OCTOBER 17, 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 #1752 – Michael Orndorff RS
 2. C/U #1701 – Bridget M. Nicholson RS
 3. C/U #1702 – Shiloh House of Hope RW
 4. Subdivision #2005-60 – Mandrin Homes RS
Preliminary
 5. Subdivision #2006-22 – Bethany Woods, LLC RS
Preliminary
 6. Subdivision #2006-28 – Sussex Ventures, Inc. RW
Preliminary
 7. Subdivision #2006-30 – Goslee Manor, LLC MJ
Preliminary
 8. Subdivision #2006-31 – South Shore Builders, L.L.C. IGB
Preliminary
 9. Subdivision #2004-50 – PGS Properties, L.L.C. BG
Final
 10. Subdivision #2005-14 – The Communities of Beaver Creek, LLC MJ
Final

11. Subdivision #2005-16 – Joseph L. Warnell IGB
Final

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12. Subdivision #2005-46 – Bill Link and Elmo Singer RW
Final

13. Subdivision #2005-77 – Chesapeake Construction RW
Final

14. Subdivision #2006-3 – Michael Emmett – Southshore Builders MJ
Final

IV. Other Business

1. Seasons at Bethany RS
C/U #1488 – Substantial Construction

2. Subdivision #2005-46 – Bill Link and Elmo Singer RW
Amended Dwelling Types

3. Subdivision #2004-22 – Terrance Babbie IGB
Revised Plan

4. Bay City Mobile Home Park MJ
Lot Enlargements

5. Subdivision #2005-53 – Polly and Mark Yoder, Jr. IGB
Time Extension

6. Subdivision #2005-54 – Baywood, L.L.C. MJ
Time Extension

7. Subdivision #2005-58 – Windmill Estates, L.L.C. BG
Time Extension

8. Subdivision #2005-64 – Palisades Land, L.L.C. RS
Time Extension

9. Subdivision #2005-67 – Summer Hill Developments RS
Time Extension

10. Subdivision #2005-76 – James H. and Dorothy M. Bailey RS
Time Extension

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| 11. | Jerry Shockley
2 Parcels and 50' Right of Way – Road 375 | RS |
| 12. | Thomas and Tammie Deputy
2 Parcels and 50' Right of Way – Road 450 | RW |
| 13. | Hoyt Jestice
2 Parcels and 50' Right of Way – Road 494 | BG |
| 14. | Jordan Reynolds
7 Lots and 50' Right of Way – Route 30 | IGB |
| 15. | Linda Lofton
Parcel and 60' Right of Way – Road 82 | BG |
| 16. | Travis Ventures, L.L.C.
3 Lots on Existing 50' Right of Way | MJ |
| 17. | 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 28, 2007

OLD BUSINESS

1. C/U #1752 -- application of **MICHAEL ORNDORFF** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (16 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.1 acres, more or less, lying northeast of Road 358 (Sandy Cove Road) and northwest of Road 357 (Cedar Neck Road).
2. C/U #1701 -- application of **BRIDGET M. NICHOLSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for new and used furniture sales, thrift shop and office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 23,899 square feet, more or less, lying at the southwest corner of Road 370 and Road 384 at Bayard.
3. C/U #1702 -- application of **SHILOH HOUSE OF HOPE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a residential school and counseling facility to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 6.01 acres, more or less, lying north of McDowell Road (Road 567), 850 feet east of Hastings Mill Road (Road 568) and one-half mile west of Atlanta Road (Road 30).
4. 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.
5. 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.
6. 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.
7. Subdivision #2006-30 -- application of **GOSLEE MANOR, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 13.54 acres into 29 lots,

(Environmentally Sensitive Development District Overlay Zone), located southwest corner of the intersection of Road 285A and Road 277.

8. Subdivision #2006-31 -- application of **SOUTH SHORE BUILDERS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 33.71 acres into 24 lots, and a variance from the maximum cul-de-sac length of 1,000 feet, located west of Road 38, 250 feet north of Road 232.
9. Subdivision #2004-50 -- application of **PGS PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 67.39 acres into 74 lots (Cluster Development), located south of Road 433, 0.5 mile east of Road 412.
10. Subdivision #2005-14 -- application of **THE COMMUNITIES OF BEAVER CREEK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 77.07 acres into 154 lots (Cluster Development), located east of Route 5, 1,700 feet north of Route 9.
11. Subdivision #2005-16 -- application of **JOSEPH L. WARNELL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 199.06 acres into 187 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of the intersection of Road 207 and Road 214, and north of Road 38, 3,385 feet north of Road 224.
12. Subdivision #2005-46 -- application of **BILL LINK AND ELMO SINGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 16.25 acres into 15 lots, located northwest of Burton Street, 0.46 miles north of Road 535.
13. Subdivision #2005-77 -- application of **CHESAPEAKE CONSTRUCTION** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 13.01 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 535 and as an extension to Foxtail Drive in Clearbrooke Acres.
14. Subdivision #2006-3 -- application of **SOUTHSHORE BUILDERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 18.89 acres into 18 lots, located west of Route 5 across from Roads 257 and 259.