



## *Planning & Zoning*

Agendas & Minutes

NOVEMBER 20, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Monday afternoon, NOVEMBER 20, 2006, 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. Subdivision #2005-39 – B & W Ventures, L.L.C. Preliminary IGB
  2. Subdivision #2005-49 – Gulfstream Land, L.L.C. Preliminary RS
  3. Subdivision #2005-71 – Delaware Land Associates, L.L.C. Preliminary MJ
  4. Subdivision #2005-73 – Landlock, L.L.C. Preliminary MJ
  5. Subdivision #2005-68 – Sandy Landing, L.L.C. Preliminary RS
  6. Subdivision #2005-74 – Delmarva Woodlands Alliance 4, L.L.C. Preliminary MJ
  7. Subdivision #2005-75 – Top Drawer, L.L.C. Preliminary BG
  8. Subdivision #2005-77 – Chesapeake Construction Preliminary RW

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| 9.  | C/U #1668 – Karl M. Klink, III and Melanie Klink | RS |
| 10. | C/U #1716 – Andrew Lubin                         | MJ |

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#### IV. Other Business

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| 1.  | Subdivision #2004-8 – Spring Breeze Associates<br>Time Extension      | MJ  |
| 2.  | C/U #1536 – Mr. Natural Bottled Water<br>Time Extension               | RS  |
| 3.  | C/U #1612 – Canal Place, LLC<br>Time Extension                        | RS  |
| 4.  | C/U #1619 – Helena R. Dove<br>Time Extension                          | MJ  |
| 5.  | Ethel N. Wheatley<br>2 Parcels and 50' Right of Way – Sailors Path    | BG  |
| 6.  | Carlos and Debra Russell<br>5 Lots and 2 50' Right of Ways – Road 592 | RW  |
| 7.  | Sam and Christine Sockriter<br>Parcel and 50' Right of Way – Road 42  | IGB |
| 8.  | Denise Burns<br>2 Parcels and 50' Right of Way – Road 291             | MJ  |
| 9.  | Phyllis Gillinger<br>2 Lots and 50' Right of Way – Road 331           | RS  |
| 10. | Jonathan Offen<br>Lot and 50' Right of Way – Road 431                 | BG  |
| 11. | Daniel Bashelor<br>2 Parcels and 50' Right of Way – Road 579          | RW  |
| 12. | Delmar Mini Storage<br>Street Requirements                            | BG  |
| 13. | Brandywine Senior Care MR/RPC   | RS  |

Final Site Plan – Route 20

- |                                       |  |     |
|---------------------------------------|--|-----|
| 14.                                   | B/Z Builders Office<br>C/U #1618 Site Plan – Road 381-A              | RS  |
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| 15.                                   | Crossroad Community Church<br>Preliminary Site Plan – Road 579       | RW  |
| 16.                                   | Melvin L. Joseph, Trustee<br>C/U #1656 Site Plan – U.S. Route 113    | MJ  |
| 17.                                   | Bethany Court<br>C/U #1639 Site Plan – Route One                     | RS  |
| 18.                                   | Cape Henlopen High School<br>Preliminary Site Plan – Road 268        | IGB |
| 19.                                   | Vines Creek Marina<br>Conceptual Multi-Family Site Plan – Road 341-B | RS  |
| 20.                                   | Tidewater Utilities, Inc.<br>C/U #1677 Site Plan – Road 346-B        | RS  |
| 21.                                   | The Vineyards<br>Revised Preliminary Site Plan – Route 9             | MJ  |
| 22.                                   | The Vineyards<br>Phase 1 Site Plan – Route 9                         | MJ  |

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: NOVEMBER 1, 2006

OLD BUSINESS

1. Subdivision #2005-39 -- application of **B & W VENTURES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 29.11 acres into 20 lots, located south of Road 215 (Slaughter Neck Road), 1,600 feet west of Route One.
2. Subdivision #2005-49 -- application of **GULFSTREAM LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 47.26 acres into 90 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north and south of Road 363, 1,320 feet east of Road 84.
3. Subdivision #2005-71 -- application of **DELAWARE LAND ASSOCIATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 89.12 acres into 49 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 318, 4,940 feet southeast of Road 86.
4. Subdivision #2005-73 -- application of **LANDLOCK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 132.96 acres into 213 lots, (Cluster Development), located north of Route 9, 950 feet east of Route 30.
5. Subdivision #2005-68 -- application of **SANDY LANDING, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 40.38 acres into 77 lots, (Environmentally Sensitive Developing District Overlay Zone), located west of Road 341, across from Road 342.
6. Subdivision #2005-74 -- application of **DELMARVA WOODLANDS ALLIANCE 4, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Indian River Hundred, Sussex County, by dividing 172.12 acres into 296 lots, (Cluster Development), located south of Road 48, east and west of Road 305, and south of Road 302.
7. Subdivision #2005-75 -- application of **TOP DRAWER, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 108.63 acres into 72 lots, located south of Road 78, across from Road 487.

8. 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.
9. C/U #1668 -- application of **KARL M. KLINK III AND MELANIE KLINK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a country store and storage of overhead doors and parts to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 21,560 square feet, more or less, lying southwest of Route 20 (a.k.a. Road 382 and Armory Road), 150 feet northwest of Road 354.
10. C/U #1716 -- application of **ANDREW LUBIN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office park with medical, professional, and retail buildings to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 25.3896 acres, more or less, lying southeast of Route 24, 1,300 feet southwest of Route One.