



Planning & Zoning

Agendas & Minutes

DECEMBER 14, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, DECEMBER 14, 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. Approval of Minutes of November 30, 2006
- IV. Old Business
 1. C/U #1669 – David A. Peterson BG
 2. Subdivision #2005-44 – PAF, L.L.C. BG
Preliminary
 3. Subdivision #2005-72 – Baywood, L.L.C. MJ
Preliminary
 4. Subdivision #2005-74 – Delmarva Woodlands Alliance 4, L.L.C. MJ
Preliminary
 5. Subdivision #2005-77 – Chesapeake Construction RW
Preliminary
 6. Subdivision #2005-78 – Delmarva Woodlands Alliance, LLC MJ
Preliminary
 7. Subdivision #2005-80 – John Schulties and Alton E. Mast IGB
Preliminary
- V. Other Business

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| 1. | Selbyville Medical Office
Commercial Site Plan – U.S. Route 113 | RS |
| 2. | The Seasons At Bethany
C/U #1488 Site Plan – Road 357 | RS |
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| 3. | Bayshore Plaza II Parcel 1
Commercial Site Plan – Route 24 | MJ |
| 4. | Bayshore Plaza I Parcel C
Commercial Site Plan – Route 24 | MJ |
| 5. | Atlantic Deeley
Commercial Site Plan – Route One | MJ |
| 6. | Hickman Beach Plaza, L.L.C.
Commercial Site Plan – Route One and Pennsylvania Avenue | RS |
| 7. | Masten Realty
Commercial Site Plan – U.S. Route 113 | IGB |
| 8. | Jonathan Offen
Lot and 50' Right of Way – Road 431 | BG |
| 9. | Carlos and Debra Russell
3 Lots and 50' Right of Way – Road 592
2 Lots and 50' Right of Way – Road 592 | RW |
| 10. | David and Latisha Lewis
Lot and 50' Right of Way – Route 30 | IGB |
| 11. | Gary White
2 Lots and 50' Right of Way – Route 30 | MJ |
| 12. | Charles L. Williams
2 Lots and 50' Right of Way – Road 291 | MJ |
| 13. | Loretta M. Murray
3 Parcels and 50' Right of Way – Route 16 | RW |
| 14. | Iris Cove
3 Lots and 50' Right of Way – Route 26 | RS |

15. Subdivision #2004-11 – Urquhart & Company RS
Time Extension

16. Subdivision #2004-34 – Dagsboro Trace, L.L.C. RS
Time Extension

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17. Subdivision #2004-49 – Oak Crest Farms, Inc. MJ
Time Extension

18. Subdivision #2004-52 – Holland Mills Delaware, L.L.C. MJ
Time Extension

19. Subdivision #2004-53 – Anthem Delaware, L.L.C. MJ
Time Extension

20. Subdivision #2005-2 – Carriage Springs Run, L.L.C. MJ
Time Extension

21. C/U #1579 – Jody A. Sweetman RS
Time Extension

22. C/U #1642 – Sunrise Ventures MJ
Time Extension

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: DECEMBER 4, 2006

OLD BUSINESS

1. C/U #1669 -- application of **DAVID A. PETERSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for auto restoration to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 2.223 acres, more or less, lying northeast of Woods Lane, a private road, 411.5 feet southeast of Route 9 and 1,600 feet southwest of Road 474 (Dukes Lumber Road).
2. Subdivision #2005-44 -- application of **PAF, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 25.27 acres into 7 lots, located at the northeast corner of the intersection of Road 329 and Road 469.
3. Subdivision #2005-72 -- application of **BAYWOOD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 311.93 acres into 679 lots, (Environmentally Sensitive Developing District Overlay Zone), located northeast of Road 298, 3,950 feet southeast of Route 24.
4. 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.
5. 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.
6. Subdivision #2005-78 -- application of **DELMARVA WOODLANDS ALLIANCE, LLC** 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 215.23 acres into 226 lots, (Cluster Development), located north and south of Road 280, 2,900 feet east of Road 292.
7. Subdivision #2005-80 -- application of **JOHN SCHULTIES AND ALTON E. MAST** to consider the Subdivision of land in an AR-1 Agricultural Residential

District and a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 20.00 acres into 15 lots, located west of Road 225 (Greentop Road), 2,900 feet northwest of Road 225-D.