



## *Planning & Zoning*

### Agendas & Minutes

FEBRUARY 1, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, FEBRUARY 1, 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 #2004-37 – Wayne Mitchell MJ  
Preliminary – Rich Field Acres
  2. Subdivision #2004-60 – Phillips Branch Associates, L.L.C. MJ  
Preliminary – River Oaks
- IV. Other Business
  1. The Preserve At Long Neck MJ  
Final Site Plan – Road 22
  2. Delmar Mini-Storage BG  
Commercial Site Plan – U.S. Route 13
  3. Blue Heron Square MJ  
Commercial Site Plan – Road 22
  4. James R. Gibson MJ  
C/U #1540 – Site Plan – Pine Lane
  5. Louis Travalini RS  
C/U #1591 – Revised Site Plan – Road 346

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|--|---|-----|
| 6.   | Sea Air Mobile Home Park<br>Revised Lots – Route One                            | MJ  |
| 7.   | Joe Warnell<br>3 Lots and 50’ Right of Way – Road 38                            | IGB |
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| 8.   | Gary Chorman<br>2 Parcels and 50’ Right of Way – Road 258                       | IGB |
| 9.   | Thomas E. and Charlene A. Jones<br>Parcel on 50’ Right of Way – Route 30        | MJ  |
| 10.  | Elizabeth P. Isaacs<br>Parcel on 50’ Right of Way – Route 30                    | MJ  |
| 11.  | Bobby J. and Diann Miller<br>3 Lots – Mallard Point                             | RW  |
| 12.  | Thomas J. Ayd, Sr.<br>2 Lots and 50’ Right of Way – Road 420                    | BG  |
| 13.  | Angela Francisco<br>Parcel and 50’ Right of Way – Route 18                      | RW  |
| 14.  | Linwood G. Burbage<br>Parcel on 50’ Right of Way – Honeysuckle Drive            | RW  |
| 15.  | Jack Payton<br>Lot and 50’ Right of Way – Road 587                              | RW  |
| 16.  | Subdivision #2004-58 – Norris Niblett<br>Amended Conditions – Cross key Village | BG  |
| 17.  | Subdivision #2003-25 – Rich Moonblatt<br>Time Extension                         | IGB |
| 18.  | Subdivision #2004-16 – Dyer Reed, L.L.C.<br>Time Extension                      | 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: JANUARY 24, 2006

OLD BUSINESS

1. Subdivision #2004-37 -- application of **WAYNE MITCHELL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 21.75 acres into 24 lots, located west of Road 288-A, 0.5 mile south of Road 280-B.
2. Subdivision #2004-60 -- application of **PHILLIPS BRANCH ASSOCIATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 47.63 acres into 95 lots, (Cluster Development), located at the southwest corner of the intersection of Road 48 (Hollymount Road) and Road 302 (Phillips Branch Road).