



Planning & Zoning

Agendas & Minutes

FEBRUARY 9, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 9, 2006, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of January 26, 2006
Approval of Minutes of February 1, 2006
- IV. Old Business
 1. C/U #1636 – Susie Hudson MJ
 2. Subdivision #2005-11 – PNH Harmon, L.L.C. MJ
Preliminary – Whittington Estates
 3. Subdivision #2005-13 – Lynn and Karen McColley IGB
Preliminary – McColley Estates
- V. Public Hearings
 1. C/Z #1588 – Alan S. Rieck IGB
 2. C/U #1637 – Redden Development Group, LLC IGB
 3. C/U #1638 – Lavender Fields At Warrington Manor, L.L.C. MJ
 4. Subdivision #2005-14 – The Communities of Beaver Creek, L.L.C. MJ
 5. Subdivision #2005-15 – Travis Ventures, L.L.C. MJ
 6. Subdivision #2005-16 – Joseph L. Warnell IGB
 7. Subdivision #2005-17 – Darin A. and Don Lockwood IGB
WITHDRAWN FEBRUARY 9, 2006

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 27, 2006

REVISED: FEBRUARY 9, 2006

OLD BUSINESS

1. C/U #1636 -- application of **SUSIE HUDSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for small business offices with warehousing to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.0 acres, more or less, lying north of Route 9 (Lewes-Georgetown Highway), 700 feet west of Road 282, and being Lots 2, 4, and 6 of Stamper Farms Subdivision.
2. Subdivision #2005-11 -- application of **PNH HARMON, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 125.91 acres into 178 lots (Cluster Development), located south of Road 297 (Mount Joy Road), 1,680 feet east of Road 305.
3. Subdivision #2005-13 -- application of **LYNN AND KAREN MCCOLLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 39.60 acres into 46 lots (Cluster Development), located southwest of Road 202, 1,000 feet northwest of Road 206.

PUBLIC HEARINGS

1. C/Z #1588 -- application of **ALAN S. RIECK** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying southwest of Route One, 170 feet southeast of Best Lane and 200 feet north of Red Mill Pond, and being Lots 2, 3, and 4 of Red Mill Manor Subdivision, to be located on 38,929 square feet, more or less.
2. C/U #1637 -- application of **REDDEN DEVELOPMENT GROUP, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a business use office park to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 12.0388 acres, more or less, lying at the southwest corner of U.S. Route 113 and Route 40.
3. C/U #1638 -- application of **LAVENDER FIELDS AT WARRINGTON MANOR, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a store for the sale of lavender and lavender products and related items to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.0 acres, more or less, lying northwest of Road 290, 0.75 mile south of Road 262 and southeast of Road 291.

4. 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.
5. Subdivision #2005-15 -- application of **TRAVIS VENTURES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 28.00 acres into 15 lots, located at the east end of a 50' private road, and east of Road 298A.
6. 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.
7. Subdivision #2005-17 -- application of **DARIN A. AND DON LOCKWOOD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 126.40 acres into 25 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northwest of Road 257, 0.85 mile west of Road 258.