



## *Planning & Zoning*

Agendas & Minutes

FEBRUARY 23, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 23, 2006, at 6:00 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 February 9, 2006
- IV. Old Business
  1. C/Z #1588 – Alan S. Rieck IGB
- V. Public Hearings
  1. Subdivision #2004-59 – Donald K. Miller and Deborah Brittingham BG
  2. Subdivision #2005-18 – JKC, L.L.C. BG
  3. Subdivision #2005-20 – Albert E. and Karen E. Joseph BG
  4. Subdivision #2005-21 – Albert J. Bierman BG
  5. Subdivision #2005-22 – Gordon Ramey RW  
WITHDRAWN JANUARY 26, 2006
  6. Subdivision #2005-23 – Janet and Bailey W. Maull, III MJ
  7. Subdivision #2005-24 – Cascade Properties, L.L.C. IGB

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: FEBRUARY 10, 2006

### OLD BUSINESS

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.

### PUBLIC HEARINGS

1. Subdivision #2004-59 -- application of **DONALD K. MILLER AND DEBORAH BRITTINGHAM** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 2.15 acres into 2 lots, located south of Road 494, 1,350 feet east of Road 498.
2. Subdivision #2005-18 -- application of **JKC, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 150.00 acres into 133 lots (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 412, 0.8 mile northwest of Road 410.
3. Subdivision #2005-20 -- application of **ALBERT E. AND KAREN E. JOSEPH** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 14.46 acres into 4 lots, located west of Road 458, 1,759.60 feet north of Road 464.
4. Subdivision #2005-21 -- application of **ALBERT J. BIERMAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 59.46 acres into 41 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northwest corner of the intersection of Road 74 and Road 446.
5. Subdivision #2005-22 -- application of **GORDON RAMEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 8.88 acres into 6 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Route 30 (Atlanta Road), 965 feet south of Road 547 (Boyce Road).  
WITHDRAWN JANUARY 26, 2006
6. Subdivision #2005-23 -- application of **JANET AND BAILEY W. MAULL, III** to consider the Subdivision of land in an AR-1 Agricultural Residential District in

Broadkill Hundred, Sussex County, by dividing 6.70 acres into 2 lots, located at the southwest corner of the intersection of a 50' private road and Penn Central Railroad, and 750 feet south of Route 9.

7. Subdivision #2005-24 -- application of **CASCADE PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 258.64 acres into 494 lots (Cluster Development), located north of Road 16, south of Road 231 (Reynolds Pond Road) and 2,400 feet east of Road 226 (Holly Tree Road).