



Planning & Zoning

Agendas & Minutes

APRIL 13, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, APRIL 13, 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 #2004-35 – McRyan Properties, L.L.C. IGB
Final – Crescent Shores
 2. Subdivision #2005-13 – Lynn and Karen McColley IGB
Preliminary – McColley Estates
 3. Subdivision #2005-26 – Ivy Branch Associates MJ
Preliminary – Stone Water Creek Phases 10-13
 4. C/U #1639 – Bethany Court, LLC RS
 5. Ordinance Amendment – Parking Multi-Family
 6. Ordinance Amendment – Close C-1, Create CR-1 District
- IV. Other Business
 1. Breakwater RPC IGB
Final Record Plan – Road 267
 2. Americana Bayside MR/RPC RS
Final Record Plan Phase II – Route 54

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| 3. | Americana Bayside MR/RPC
Signage and Landscape Features – Route 54 | RS |
| 4. | Americana Bayside MR/RPC
Revised Recreation Area – Route 54 | RS |
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| 5. | Heritage Village MR/RPC
Final Record Plan – Road 283 | MJ |
| 6. | Fenwick Gateway
Preliminary Commercial Site Plan – Route One | RS |
| 7. | Long Neck McDonalds
Preliminary Commercial Site Plan – Route 24 | MJ |
| 8. | Bill's Sports Shop and Atlantic Cellular
Preliminary Commercial Site Plan – Route One | MJ |
| 9. | Chad Hall
Preliminary Commercial Site Plan – Road 361 | RS |
| 10. | A-1 Fence Company
C/U #1598 – Site Plan – Route 9 | MJ |
| 11. | Scott and Monica Shubert
C/U #1610 – Site Plan – Road 68 | BG |
| 12. | Subdivision #2004-29 – Harley W. Tull and Jerry C. Dukes
Revised Preliminary – Old Furnace Estates | RW |
| 13. | Bayfront At Rehoboth
Recreation Area Site Plan – Road 279 | MJ |
| 14. | Charles P. West, II
Lot on 50' Right of Way – Road 424 | BG |
| 15. | Robert L. and Peggy L. Layton, Trust
2 Parcels and 50' Right of Way – Route 54 | BG |
| 16. | Chester M. and Agnes M. Porches
2 Parcels and 50' Right of Way – Road 79 | BG |
| 17. | Gregory A. Meyer | RW |

Parcel and 50' Easement – Road 567A

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| 18. | Gerald Nocks
2 Parcels and 50' Easement – Road 392 | RS |
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| 19. | Crystal Beach
2 Lots and 50' Right of Way – Road 224 | IGB |
| 20. | Ruth Ann Gray
Lot and Easement – Road 583 | RW |
| 21. | John D. Mills
Lot and 50' Right of Way – Road 213 | IGB |
| 22. | Elmer Fannin
C/U #1510 – Time Extension | IGB |
| 23. | James R. and Jane H. Gibson
C/U #1540 – Time Extension | MJ |
| 24. | Subdivision #2003-53 – Sunland Properties, L.L.C.
Time Extension | IGB |
| 25. | Subdivision #2004-13 – Double Eagle Farms, L.L.C.
Time Extension | MJ |
| 26. | Subdivision #2004-17 – Natelli Communities, Ltd.
Time Extension | MJ |
| 27. | State of Delaware/Savage
3 Parcels and 50' Right of Way | 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: MARCH 29, 2006

OLD BUSINESS

1. Subdivision #2004-35 -- application of **MCRYAN PROPERTIES, L.L.C.** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 37.84 acres into 41 lots, located at the northeast corner of Route 225 and Route 224.
2. 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.
3. Subdivision #2005-26 -- application of **IVY BRANCH ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 200.60 acres into 360 lots, (Cluster Development), located on both sides of Road 303, 520 feet southwest of Road 303A.
4. C/U #1639 -- application of **BETHANY COURT, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (proposing 6 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.2873 acres, more or less, lying east of Route One, 900 feet north of Dune Road within Tower Shores.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 162, RELATING TO THE NUMBER OF OFF STREET PARKING SPACES REQUIRED FOR MULTIFAMILY DWELLINGS AND TOWNHOUSES.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115, ZONING, ARTICLE XI, PART ONE, RELATING TO PERMITTED USES AND TO CLOSE THE EXISTING C-1 DISTRICT; PART TWO, SECTION 3, TO CREATE A NEW CR-1 DISTRICT; PART THREE, ARTICLE X, TO AMEND THE B-1 DISTRICT RELATING TO CONDITIONAL USES; AND PART FOUR, ARTICLE XX TO AMEND THE HEIGHT, AREA AND BULK REQUIREMENTS.