



Planning & Zoning

Agendas & Minutes

APRIL 27, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 27, 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 April 6, 2006
Approval of Minutes of April 13, 2006
- IV. Old Business
 1. C/U #1647 – BDP Investments, L.L.C. BG
 2. Subdivision #2004-59 – Sharptown Road, L.L.C. BG
Preliminary
 3. Subdivision #2005-27 – Burcap Partners IGB
Preliminary – Deep Branch Woods
 4. Subdivision #2002-44 – Junior Armiger RW
Final – Hill N Dale III
 5. Subdivision #2003-54 – Oyster Rock Properties, L.L.C. IGB
Final – The Woods At Oyster Rock
 6. Subdivision #2004-51 – W. James and Roberta A. Bosch MJ
Final – Sawmill Woods
 7. Subdivision #2005-13 – Lynn and Karen McColley IGB
Preliminary – McColley Estates
 8. Ordinance Amendment – Parking Multi-Family

9. Ordinance Amendment – Close C-1 District, Create CR-1 District

V. Public Hearings

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| 1. | C/U #1649 – Ronald W. Morgan | IGB |
| 2. | C/U #1650 – J. V. Industrial, Inc. | IGB |
| 3. | Subdivision #2005-32 – Ernest DeAngelis, Jr. | IGB |
| 4. | Subdivision #2005-33 – Larry E. Willey | BG |
| 5. | Subdivision #2005-34 – Pot-Nets Lakeside, L.L.C. | MJ |
| 6. | Subdivision #2005-35 – MLK Partners | RW |
| 7. | Subdivision #2005-36 – Betty D. Black | 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: APRIL 17, 2006

OLD BUSINESS

1. C/U #1647 -- application of **BDP INVESTMENTS, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a warehouse facility to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 10.0 acres, more or less, lying southeast of Route 9, 960 feet southwest of Route 329 and Route 46.
2. 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.
3. Subdivision #2005-27 -- application of **BURCAP PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 29.37 acres into 30 lots, located at the southeast corner of the intersection of Route 5 and Road 234B.
4. Subdivision #2002-44 -- application of **JUNIOR ARMIGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 47.93 acres into 41 lots, located at the south end of Armiger Drive, 380 feet southeast of Grace Circle within Hill N Dale Subdivision on the east side of Road 490.
5. Subdivision #2003-54 -- application of **OYSTER ROCK PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 33.60 acres into 7 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located approximately 1,950 feet north of Road 264 and approximately 2,900 feet northeast of Route One.
6. Subdivision #2004-51 -- application of **W. JAMES AND ROBERT A. BOSCH** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 16.68 acres into 14 lots, located south of Road 252, ¾ mile west of Route 30.
7. 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.

8. 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.
9. 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.

PUBLIC HEARINGS

1. C/U #1649 -- application of **RONALD W. MORGAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a garage and parking of trucks and trailers to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.54 acres, more or less, lying west of Route 213, 416 feet south of Route 625.
2. C/U #1650 -- application of **J. V. INDUSTRIAL, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small machine shop to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.05 acres, more or less, lying northwest of Route 257 (Round Pole Bridge Road), 1.2 miles southwest of Route 258.
3. Subdivision #2005-32 -- application of **ERNEST DEANGELIS, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 11.64 acres into 10 lots, located east of Route 30, 1,760 feet north of Road 319.
4. Subdivision #2005-33 -- application of **LARRY E. WILLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 5.613 acres into 4 lots, located at the northwest corner of the intersection of Road 434A and Road 436.
5. Subdivision #2005-34 -- application of **POT-NETS LAKESIDE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 38.00 acres into 82 lots, (Environmentally Sensitive Development District Overlay Zone), located northeast of Road 299 (Bay Farm Road), 125 feet northwest of Road 299A.
6. Subdivision #2005-35 -- application of **MLK PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek

Hundred, Sussex County, by dividing 44.87 acres into 46 lots, located south of Road 488, 960 feet west of U.S. Route 13.

7. Subdivision #2005-36 -- application of **BETTY D. BLACK** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 11.03 acres into 11 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 319, 1,560 feet south of Road 242.