



PLANNING & ZONING

AGENDAS & MINUTES

MAY 20, 2009

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, MAY 20, 2009, 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. Consent Agenda
 1. Time Extensions
 - a. C/U #1790 – Martha’s Light, LLC RS
 - b. Subdivision #2005-36 – Betty D. Black IGB
 - c. Subdivision #2006-1 – Thomas Head RW
 - d. Subdivision #2006-51 – Wolfe Properties, Inc. BG
 - e. Subdivision #2006-52 – L. T. Associates MJ
 - f. Subdivision #2006-54 – Coolspring Realty Associates MJ
 2. Subdivision #2004-21 – Springfield Self-Storage, L.P. MJ
Final – Norwood Farms
 3. Subdivision #2005-53 – Polly and Mark Yoder, Jr. IGB
Final – Mission Estates
 4. Subdivision #2005-63 – Dream Builders Construction, Inc. RW
Final – Orchard Point
 5. Subdivision #2006-8 – Francis R. and Mary S. Hazzard MJ
Final – Hazzard Country Estates
 6. Subdivision #2006-54 – Coolspring Realty Associates, LLC MJ
Final – Spring Haven

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| 7. | William H. Morgan
Lot and 50' Right of Way – Road 213 | IGB |
| 8. | Pusey Rentals
2 Lots and 50' Easement – U.S. Route 13 | BG |
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| 9. | K. Scott and Doris A. Morris
3 Lots and 50' Easement – Route 54 | BG |
| 10. | Henry J. Johnson
Lot – Washington Street | MJ |
| IV. | Old Business | |
| 1. | C/Z #1639 – Todd Bariglio | MJ |
| 2. | C/Z #1641 – Thomas E. Frank | RS |
| 3. | C/U #1778 – Timothy Elder | RS |
| 4. | Subdivision #2007-29 – Spring Breeze Association
Preliminary – The Woods at Burton's Pond | MJ |
| 5. | Subdivision #2007-30 – Timothy Ramey
Preliminary – Trinity Glen | BG |
| 6. | Subdivision #2007-31 – Sussex Ventures, Inc.
Preliminary – Southpointe Crossing | RW |
| V. | Other Business | |
| 1. | Hunters Walk
Preliminary Commercial Site Plan – Road 268 | MJ |
| 2. | Hunters Walk MR/RPC
C/Z #1624 – Preliminary Site Plan – Road 268 | MJ |
| 3. | Riverside Plaza Parcel A
Preliminary Commercial Site Plan – Route 24 | MJ |
| 4. | Riverside Plaza Parcel B
Preliminary Commercial Site Plan – Route 24 | MJ |

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| 5. | Service Energy, LLC
C/U #1160 – Revised Site Plan – Route 36 | IGB |
| 6. | Ingram Village GR/RPC
Amended Condition | IGB |
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| 7. | Subdivision #2007-21 – Laurence S. Cordrey, Rev. Trust
Amended Condition | MJ |
| 8. | Truitt Property
Landscape Buffer Waiver – Route One | MJ |
| 9. | Dean Sherman
C/U #1531 – Additional Time – Route 5 | MJ |
| 10. | Angola Estates GR/RPC
Revised Buildable Area – Lot 21 | MJ |
| 11. | Beaver Creek, LLC
50' Easement and Parcel – Route 5 | MJ |
| 12. | Cluster Ordinance
Discussion | |

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: MAY 4, 2009

OLD BUSINESS

1. C/Z #1639 -- application of **TODD BARIGLIO** 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 Lewes and Rehoboth Hundred, Sussex County, land lying at the southwest corner of Cedar Grove Road (Road 283) and Plantation Road (Road 275), to be located on 4.711 acres, more or less.
2. C/Z #1641 -- application of **THOMAS E. FRANK** 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 Baltimore Hundred, Sussex County, land lying west of Muddy Neck Road (Road 361) and northwest of Parker House Road (Road 362), to be located on 3.93 acres, more or less.
3. C/U #1778 -- application of **TIMOTHY ELDER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for antiques, gifts and produce and barbeque sales to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acre, more or less, lying on the westerly side of Double Bridges Road (Road 363) 700 feet south of Muddy Neck Road (Road 361).
4. Subdivision #2007-29 -- application of **SPRING BREEZE ASSOCIATION** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 113.93 acres into 167 lots, (Cluster Development), located south of Road 280-B, 1,985 feet west of Road 288.
5. Subdivision #2007-30 -- application of **TIMOTHY RAMEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 33.72 acres into 29 lots, located south of Road 472, 1,600 feet east of Road 62.
6. Subdivision #2007-31 -- application of **SUSSEX VENTURES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 28 acres into 28 lots, (Cluster Development), located north of Road 485A, and east of U.S. Route 13.