



## *Planning & Zoning*

### Agendas & Minutes

MAY 31, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, MAY 31, 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 #2003-2 – Wolfe Properties, Inc. BG  
Final – Holly Branch II
  2. Subdivision #2005-32 – Ernest DeAngelis, Jr. IGB  
Preliminary – Melendez Manor
  3. Subdivision #2005-34 – Pot-Nets Lakeside, L.L.C. MJ  
Preliminary – Pot Nets Lakeside
- IV. Other Business
  1. Royal Farms Market #123 MJ  
Revised Commercial Site Plan – Route 24 and Road 297
  2. Conley's United Methodist Church MJ  
Preliminary Site Plan – Road 289
  3. Community Bank of Delaware MJ  
Preliminary Commercial Site Plan – Route One and Road 268
  4. Marathon Motel RW  
Preliminary Commercial Site Plan – U.S. Route 13 and  
Roads 46 and 532
  5. Paynter's Mill MR/IPC IGB

Commercial Site Plan – Road 88

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| 6. | Rehoboth Beach Associates, L.L.C.<br>C/U #1524 – Time Extension – Road 274 | MJ |
| 7. | Kevin Davis<br>C/U #1534 – Time Extension – Road 473                       | BG |
| 8. | Kaylor Property<br>Lot and 50' Right of Way – Gills Neck Road              | MJ |
| 9. | William Lee Wise<br>2 Lots and Right of Way – U.S. Route 13A               | RW |

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 19, 2006

OLD BUSINESS

1. Subdivision #2003-2 -- application of **WOLFE PROPERTIES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 50.04 acres into 10 lots, located west of Road 453, 290 feet south of Road 454.
2. 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.
3. 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.