



Planning & Zoning

Agendas & Minutes

JUNE 8, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 8, 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 May 25, 2006
Approval of Minutes of May 31, 2006
- IV. Old Business
 1. C/Z #1607 – Marine Farm, LLC MJ
 2. C/U #1678 – Marine Farm, LLC MJ
 3. C/Z #1594 – Richard J. Poppleton MJ
 4. Subdivision #2005-37 – Durwood Bennett RS
Preliminary – The Meadows At Bayard
 5. Subdivision #2005-41 – Keith Properties RS
Preliminary – Fenwick Shoals Phase 3
 6. Subdivision #2005-42 – Wilkinson Development, L.L.C. MJ
Preliminary – Woodbridge
- V. Public Hearings
 1. C/U #1654 – Bethany Short Properties, L.L.C. RS
WITHDRAWN MAY 24, 2006
 2. Subdivision #2005-43 – Bobby R. and Diana J. Jones IGB

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| 3. | Subdivision #2005-44 – PAF, L.L.C. | BG |
| 4. | Subdivision #2005-45 – HFK, L.L.C. | BG |
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| 5. | Subdivision #2005-46 – Bill Link and Elmo Singer | RW |
| 6. | Subdivision #2005-47 – Darryl Hudson | MJ |
| 7. | Subdivision #2005-48 – Zoar Estates, L.L.C. | MJ |

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 31, 2006

OLD BUSINESS

1. C/Z #1607 -- application of **MARINE FARM, LLC.** to amend the Comprehensive Zoning Map from a MR-RPC Medium Density Residential District-Residential Planned Community to an AR-1-RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying southwest of Jimtown Road (Road 285A), 1,000 feet northwest of Road 277, to be located on 19.84 acres, more or less.
2. C/U #1678 -- application of **MARINE FARM, LLC** to consider the Conditional Use of land in an AR-1-RPC Agricultural Residential District-Residential Planned Community for a recreational/therapeutic equestrian facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.84 acres, more or less, lying southwest of Jimtown Road (Road 285A), 1,000 feet northwest of Road 227.
3. C/Z #1594 -- application of **RICHARD J. POPPLETON** to amend the Comprehensive Zoning Map from a GR General Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying on the western side of Central Avenue, 350 feet northeast of Harmon Street, and being more particularly described as Lot 24, Block 1, of the "George E. Shockley's Land" Subdivision, to be located on 5,000 square feet, more or less.
4. Subdivision #2005-37 -- application of **DURWOOD BENNETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 9.85 acres into 10 lots, located north of Road 84, 250 feet northwest of Road 363.
5. Subdivision #2005-41 -- application of **KEITH PROPERTIES** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.01 acres into 6 lots, located at the end of Nature's Walk Way within Fenwick Shoals Subdivision on the south side of Route 54, east of Fenwick Farms Subdivision.
6. Subdivision #2005-42 -- application of **WILKINSON DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 120.20 acres into 214 lots, (Cluster Development), located east of Road 290 (Cool Spring Road), 2,000 feet north of Route 5.

PUBLIC HEARINGS

1. C/U #1654 -- application of **BETHANY SHORT PROPERTIES, L.L.C.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures designed as single-family detached condominiums to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 20.0836 acres, more or less, lying west of Route One, 3,500 feet north of Route 360.
WITHDRAWN MAY 24, 2006
2. Subdivision #2005-43 -- application of **BOBBY R. AND DIANA J. JONES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 13.39 acres into 6 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northwest of Road 611, 0.27 mile south of Route 16.
3. Subdivision #2005-44 -- application of **PAF, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 25.27 acres into 7 lots, located at the northeast corner of the intersection of Road 329 and Road 469.
4. Subdivision #2005-45 -- application of **HFK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 32.15 acres into 4 lots, located at the southeast corner of the intersection of Road 329 and Road 469.
5. Subdivision #2005-46 -- application of **BILL LINK AND ELMO SINGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 16.25 acres into 15 lots, located northwest of Burton Street, 0.46 miles north of Road 535.
6. Subdivision #2005-47 -- application of **DARRYL HUDSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 11.30 acres into 2 lots, located at the end of Kawan Drive, east of Route 30.
7. Subdivision #2005-48 -- application of **ZOAR ESTATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 83.85 acres into 78 lots, (Cluster Development), located at the northeast corner of the intersection of Route 48 and Route 30.