



Planning & Zoning

Agendas & Minutes

AUGUST 16, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, AUGUST 16, 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 #2005-21 – Albert J. Bierman Preliminary BG
 2. Subdivision #2005-49 – Gulfstream Land, L.L.C. Preliminary RS
 3. Subdivision #2005-50 – KGH Properties Development, L.L.C. Preliminary MJ
 4. Subdivision #2005-53 – Polly and Mark Yoder Jr. Preliminary IGB
 5. Subdivision #2005-54 – Baywood, L.L.C. Preliminary MJ
 6. Subdivision #2005-59 – Landlock, L.L.C. Preliminary RS
- IV. Other Business
 1. The Seasons HR-1/RPC MJ
C/Z #1568 – Final Record Plan – Road 273

2. Americana Bayside MR/RPC RS
Preliminary Site Plan – Phase 15 – Route 54

3. Brandywine Senior Care MR/RPC RS
Preliminary Site Plan – Route 54

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4. Hardy Self Storage RS
Preliminary Commercial Site Plan – U.S. Route 113

5. Fenwick Shoals RS
Preliminary Commercial Site Plan – Route 54

6. Community Bank of Delaware MJ
Revised Preliminary Commercial Site Plan – Route 1 & Road 268

7. Boardwalk Builders MJ
Commercial Site Plan – Martin Street

8. Subdivision #2005-34 – Pot-Nets Lakeside, LLC MJ
Reconsideration of Condition of Approval #7 – Route 299

9. Plantation Park Marina Subdivision RS
Discussion – Road 363

10. Vincent Overlook MR/RPC IGB
Landscape Features – Route 88

11. Michael Herholdt IGB
Parcel and 50' Easement – McCauley Street Extended

12. Maurice Mosley MJ
3 Parcels and 50' Easement – Road 298

13. John M. and Mary Lou Jackson IGB
3 Parcels and 50' Right of Way – Road 635

14. J. & B. Wells Farms IGB
Lot Line Relocation & Relocation of 50' Easement–Broadkill River

15. Carsyljan Acres IGB
Revised Lots and Street – Road 261

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| 16. | Paula Hennessy and Peter R. Dirks, Jr.
2 Lots and 50' Right of Way – Road 288 | MJ |
| 17. | JW & TG, LLC
Parcel and 50' Easement – Road 524 | RW |
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| 18. | Bobby J. and Diann Miller
2 Lots – Mallard Point | RW |
| 19. | Robert T. Stephens
2 Parcels and 50' Easement – Route 54 | RS |
| 20. | Mark Scheper
2 Parcels and 50' Easement – Owens Road | IGB |
| 21. | Susan Van Vorst
Lot and 50' Easement – Route 9 | MJ |
| 22. | Walter and Betty Hall
Lot and 50' Right of Way – Road 312A | MJ |
| 23. | Smith and Fleming
Relocated 50' Right of Way – Road 233 | IGB |
| 24. | Moor Disposal, Inc.
C/U #1530 – Time Extension | MJ |
| 25. | Subdivision #2004-38 – River Basin Engineering
Wetherby – Time Extension | MJ |
| 26. | Subdivision #2004-39 – Seneca Harbor Joint Venture
Avebury – Time Extension | MJ |
| 27. | Subdivision #2004-41 – William B. Warrington
Sandy Ridge Estates – Time Extension | RS |

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: AUGUST 1, 2006

OLD BUSINESS

1. Subdivision #2005-21 -- application of **ALBERT J. BIERMAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 59.46 acres into 41 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northwest corner of the intersection of Road 74 and Road 446.
2. Subdivision #2005-49 -- application of **GULFSTREAM LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 47.26 acres into 90 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north and south of Road 363, 1,320 feet east of Road 84.
3. Subdivision #2005-50 -- application of **KGH PROPERTIES 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 80.55 acres into 112 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 290, 770 feet north of Road 292.
4. Subdivision #2005-53 -- application of **POLLY AND MARK YODER, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 35.60 acres into 29 lots, located north of Road 207, 2,050 feet east of Road 206.
5. Subdivision #2005-54 -- application of **BAYWOOD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 123.20 acres into 246 lots, (Cluster Development), located south of Road 301, 2,188 feet west of Route 24.
6. Subdivision #2005-59 -- application of **LANDLOCK, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 40.72 acres into 149 lots, (Environmentally Sensitive Developing District Overlay Zone), located southeast of Road 351, 1,800 feet northeast of Road 349.