



# PLANNING & ZONING

## AGENDAS & MINUTES

SEPTEMBER 16, 2009

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, SEPTEMBER 16, 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 #1738 – Baywood, LLC MJ
    - b. Subdivision #2003-50 – Kaplan, Gallo & Howett IGB
    - c. Subdivision #2005-61 – Delmarva Woodlands Alliance 3, LLC MJ
    - d. Subdivision #2005-62 – Dream Builders Construction, Inc. IGB
    - e. Subdivision #2006-26 – Gravel Hill Properties, LLC MJ
    - f. Subdivision #2006-35 – 2416 Joppa Road, LLC RW
    - g. Subdivision #2006-68 – Dove Estates RW
    - h. Subdivision #2006-74 – David and Carolyn Wilson IGB
  2. Howard and Jacqueline Ritter MJ
    - 2 Lots on 50' Right of Way – Road 285
  3. Daniel Burton MR
    - 2 Lots and 50' Easement – Road 410
- IV. Old Business
  1. Subdivision #2004-38 – River Basin Engineering MJ
    - Final – Wetherby Subdivision
- V. Other Business
  1. Seaside Plaza, LLC MJ
    - Revised Site Plan and Shared Parking Analysis – Route One

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|----|---|--|
| 2. | Richard and Sonya West<br>C/U #1735 – Site Plan – Route 17                                      | RS                                     |
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| 3. | Subdivision #2005-65 – Reynolds Road, LLC<br>Bay Manor – Revised Preliminary and Time Extension | IGB                                    |
| 4. | Subdivision #2006-70 – PAF, LLC<br>Amended Condition  | MJ                                     |
| 5. | Blue Claw, LLC<br>2 Lots and 50' Easement – Road 313A   | MJ                                     |
| 6. | Coleman Property<br>4 Lots and 50' Right of Way – Road 426                                      | MR                                     |

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 28, 2009

OLD BUSINESS

1. Subdivision #2004-38 -- application of **RIVER BASIN ENGINEERING** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 65.00 acres into 126 lots, located south of Road 302, 0.4 mile east of Road 305 and Route 48 intersection.