



PLANNING & ZONING

AGENDAS & MINUTES

NOVEMBER 14, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, NOVEMBER 14, 2007, 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. Subdivision #2004-34 – Dagsboro Trace, L.L.C. RS
Final – Dagsboro Trace
 2. Subdivision #2005-75 – Top Drawer, L.L.C. BG
Final – Cypress Point
 3. Time Extensions
 - a. Subdivision #2003-33 – John A. Mast RW
 - b. Subdivision #2004-37 – Wayne Mitchell MJ
 - c. Subdivision #2004-46 – Caldera Properties-Long Neck I, L.L.C. MJ
 - d. Subdivision #2004-53 – Anthem Delaware, L.L.C. MJ
 - e. Subdivision #2004-55 – J. Michael Warring MJ
 - f. Subdivision #2004-56 – Ocean Atlantic VIII, L.L.C. MJ
 - g. Subdivision #2005-2 – Carriage Springs Run, L.L.C. MJ
 - h. Subdivision #2005-50 – KGH Properties Development, L.L.C. MJ
 - i. Subdivision #2005-57 – Blackwater Creek, Inc. BG
 - j. Subdivision #2005-65 – Reynolds Road, L.L.C. IGB
 - k. Subdivision #2005-69 – Wright Brothers Properties IGB
 - l. Subdivision #2005-73 – Landlock, L.L.C. MJ
 - m. Subdivision #2005-79 – Paradise Property RS
 - n. Subdivision #2005-91 – Highland Development Corp. MJ
- IV. Old Business

1. C/U #1758 – Bridle Ridge Properties, L.L.C. MJ

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2. C/U #1759 – Bridle Ridge Properties, L.L.C. MJ
3. C/U #1703 – RWR9, LLC MJ
4. C/U #1704 – PMP Associates RS
5. Subdivision #2005-63 – Dream Builders Construction, Inc. RW
Preliminary – Orchard Point
6. Subdivision #2006-26 – Gravel Hill Properties, L.L.C. MJ
Preliminary – Hastings Hollow
7. Subdivision #2006-31 – South Shore Builders, L.L.C. IGB
Preliminary – Winding Brook Estates
8. Subdivision #2006-36 – Donald K. Miller RW
Preliminary – Farber Subdivision
9. Subdivision #2006-39 – Henry James Johnson MJ
Preliminary – Johnsonville

IV. Other Business

1. Sunset Harbor RS
C/U #1612 – Revised Site Plan – Road 357
2. Shoreview Woods MJ
C/U #1666 – Site Plan – Route 9 and Road 258
3. Subdivision #2005-61 – Delmarva Woodlands Alliance 3, L.L.C. MJ
Revised Preliminary
4. Subdivision #2005-78 – Delmarva Woodlands Alliance MJ
Revised Preliminary
5. Massey's Landing MR-RPC MJ
C/Z #1608 – Master Record Plan – Route 23
6. Phillips Recycle RW
Preliminary Commercial Site Plan – U.S. Route 13

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| 7. | Jeremy Day Retail Building
Preliminary Commercial Site Plan – U. S. Route 113 | RS |
| 8. | Route 20 Postal Facility
Preliminary Commercial Site Plan – Route 20 | RS |
| 9. | Rent Equip
Preliminary Commercial Site Plan – Route 26 | RS |
| 10. | Truitt Property – Phase 1
Preliminary Commercial Site Plan – Route One and Bay Road and
Guthrie Road | MJ |
| 11. | Hummingbird Meadows
Subdivision #2004-44 Amended Condition | IGB |
| 12. | 1 st Mariner Bank
Parcel – Road 462 | BG |
| 13. | David Milliken
Parcel and 50' Right of Way – Road 549 | RW |
| 14. | Vincent and Sandra Oddo
4 Lots and 50' Right of Way – Road 436 | BG |
| 15. | The Vineyards
Phase 1 – Preliminary Site Plan – Route 9 | 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: OCTOBER 29, 2007

CONSENT AGENDA

1. Subdivision #2004-34 -- application of **DAGSBORO TRACE, L.L.C.** to consider the Clustered Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 21.70 acres into 27 lots, located south of Route 26, approximately ½ mile west of Townsends Road (Road 340).
2. Subdivision #2005-75 -- application of **TOP DRAWER, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 108.63 acres into 72 lots, located south of Road 78, across from Road 487.

OLD BUSINESS

1. C/U #1758 -- application of **BRIDLE RIDGE PROPERTIES, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 16.18 acres, more or less, lying west of Plantation Road (Road 275) across from Shady Road (Road 276).
2. C/U #1759 -- application of **BRIDLE RIDGE PROPERTIES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 13.00 acres, more or less, lying at the southwest corner of the intersection of Plantation Road (Road 275) and Beaver Dam Road (Route 23).
3. C/U #1703 -- application of **RWR9, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for general offices and mini-storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.91 acres, more or less, lying south of Route 9, approximately 908 feet southwest of the intersection of Route 9 and Road 282.
4. C/U #1704 -- application of **PMP ASSOCIATES** to consider the Conditional Use of land in a GR General Residential District for health care and medical offices to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 33.045 acres, more or less, lying on the southerly side of Zion Church Road (Road 382) and 0.25 mile west of Bayard Road (Road 384).
5. Subdivision #2005-63 -- application of **DREAM BUILDERS CONSTRUCTION, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 307.71 acres into 251 lots, located south of Route 40, 580 feet west of Road 591.

6. Subdivision #2006-26 -- application of **GRAVEL HILL PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 204.47 acres into 276 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Route 30, 200 feet north of Road 251.
7. Subdivision #2006-31 -- the application of **SOUTH SHORE BUILDERS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 33.71 acres into 24 lots, and a variance from the maximum cul-de-sac length of 1,000 feet, located west of Road 38, 250 feet north of Road 232.
8. Subdivision #2006-36 -- application of **DONALD K. MILLER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 4.41 acres into 4 lots, located east of Road 484, 4,900 feet north of Road 46.
9. Subdivision #2006-39 -- application of **HENRY JAMES JOHNSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 42.11 acres into 38 lots, (Cluster Development), located on both sides of Road 296, 950 feet north of Road 305.