



Planning & Zoning

Agendas & Minutes

JANUARY 4, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, JANUARY 4, 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. Approval of Minutes of December 8, 2005
Approval of Minutes of December 15, 2005
- IV. Old Business
 1. C/U #1630 – Philip L. Troyer IGB
 2. C/U #1631 – Design Consultants Group, L.L.C. MJ
 3. C/U #1655 – Edward Chiasson RS
 4. C/Z #1577 – PGS Properties RS
 5. C/Z #1578 – PGS Properties RS
 6. Subdivision #96-2 – Springfield Enterprises BG
Final – Country Grove
 7. Subdivision #2003-12 – LT Associates MJ
Final – Hawkseye
 8. Subdivision #2003-51 – Morris Mill Pond, L.L.C. MJ
Final – Estates of Morris Mill
 9. Subdivision #2005-1 – Pinewater Woods, L.L.C. MJ
Preliminary – Pinewater Woods

10. Subdivision #2005-7 – Thomas Head
Preliminary – Cedar Ridge BG

Agenda
January 4, 2006
Page 2

V. Other Business

1. Bay Forest Club MR/RPC RS
C/Z #1526 – Final Record Plan – Road 347
2. Cedar Grove Estates MR/RPC MJ
C/Z #1559 – Final Record Plan – Road 283
3. Plantations Medical & Professional Center MJ
C/U #1573 – Final Site Plan – Road 275
4. Bayshore Plaza II MJ
Commercial Site Plan – Route 24
5. Bayshore Plaza II Parcel 4 MJ
Commercial Site Plan – Route 24
6. Bayshore Plaza II Parcel 2 MJ
Commercial Site Plan – Route 24
7. Rite Aid Store #4914 BG
Commercial Site Plan – Route 9 and Route 13
8. Growmark F/S BG
Revised Site Plan – Poplar Street
9. Uhland T. Pepper IGB
2 Lots and Right of Way – Road 88
10. Fannie Mae Mills Wilkins IGB
Lot on 50' Right of Way – Road 205
11. Carol Holland MJ
Lot and 50' Right of Way – Road 302
12. William and Cynthia Hoban RS
3 Lots – Road 336

13. Robert Muncy RW
2 Lots and 50' Right of Way – U.S. Route 13

Agenda
January 4, 2006
Page 3

14. John and Rebecca Dyson BG
3 Lots and 50' Right of Way – Road 454A
15. Michael Mann MJ
Front Yard Determination – Pepper Avenue
16. Subdivision #2004-58 – Norris L. Niblett BG
Amended Conditions
17. Quality Upholstery & Canvas, Inc. RS
C/U #1579 – Time Extension
18. Subdivision #2004-3 – Thomas L. Markle IGB
Time Extension
19. Subdivision #2004-55 – MJR Investors, L.L.C. MJ
Request for Reconsideration/Rehearing
20. Brian and Kelly DeLeon MJ
3 Parcels and 50' Right of Way – Route 30

VI. Reorganization

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: DECEMBER 22, 2005

OLD BUSINESS

1. C/U #1630 -- application of **PHILIP L. TROYER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair garage to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.0 acres, more or less, lying west of a private road, 315 feet south of Route 16 and 750 feet east of Route 44.
2. C/U #1631 -- application of **DESIGN CONSULTANTS GROUP, L.L.C.** to consider the Conditional Use of land in a B-1 Neighborhood Business District for multi-family dwelling structures (120 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 11.86 acres, more or less, lying at the south end of a private road, 400 feet south of Route 24 and 200 feet west of Route 5 (Road 297).
3. C/U #1655 -- application of **EDWARD CHIASSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a gift shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 38,653 square feet, more or less, lying northwest of Route 54 across from Road 394A and ¼ mile southwest of Route 20.
4. C/Z #1577 -- application of **PGS PROPERTIES** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the northeast corner of Route 54 and Road 381 (Old Mill Bridge Road), to be located on 6.49 acres, more or less.
5. C/Z #1578 -- application of **PGS PROPERTIES** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1 High Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying 600 feet north of Route 54 and 190 feet east of Road 381 (Old Mill Bridge Road), to be located on 12.68 acres, more or less.
6. Subdivision #96-2 -- application of **SPRINGFIELD ENTERPRISES** to consider the Subdivision of land in a GR General Residential District in Little Creek Hundred by dividing 109.36 acres into 210 lots, located on the south side of Road 515, 125 feet west of Road 13A.
7. Subdivision #2003-12 -- application of **LT ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and

Rehoboth Hundred, Sussex County, by dividing 163.62 acres into 162 lots, located east of Road 267, 0.8 mile east of Road 268.

8. Subdivision #2003-51 -- application of **MORRIS MILL POND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 156.39 acres into 150 lots, located on both sides of Road 48, 700 feet west of Road 297.
9. Subdivision #2005-1 -- application of **PINEWATER WOODS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 18.96 acres into 23 lots, (Cluster Development), located south of Road 49, 0.5 mile east of Route 24.
10. Subdivision #2005-7 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 46.43 acres into 43 lots, located south of Road 410 (Godwin School Road), 500 feet southeast of Route 20 (Hardscrabble Road).