



Planning & Zoning

Agendas & Minutes

MAY 26, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 26, 2005, at 7:00 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 12, 2005
- IV. Old Business
 1. C/Z #1576 – Reynolds Pond, L.L.C. JA
 2. Subdivision #2003-22 – R & B Investment BG
Ross Meadow – Final
 3. Subdivision #2003-32 – HM Properties MJ
Stonewater Creek Phase 5 and 6 – Final
 4. Subdivision #2003-47 – Cannon Road Investments, L.L.C. MJ
Stonewater Creek Phase 7 thru 9 – Final
 5. Subdivision #2003-49 – Green Tree Farms, Inc. JA
Blueberry Hill – Final
 6. Subdivision #2004-27 – Timothy S. Elder RS
Hawk Estates – Preliminary
- V. Public Hearings
 1. C/U #1610 – Michael P. and Sharon L. Cordrey BG
 2. C/U #1627 – Woodbridge School District RW

3. C/U #1628 – State of Delaware MJ

4. Subdivision #2004-31 – Donald K. Miller RW

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5. Subdivision #2004-32 – Bennett-Roe-Parsons RS

VI. Other Business

1. Subdivision #2002-43 – Boca East MJ
Revised Record Plan – Road 279

2. National Concrete Products JA
C/U #1455 – Revised Site Plan – Route 16

3. Ray Ellis BG
C/U #1574 – Site Plan – Road 445A

4. State Line Auto & Trailer Sales BG
Commercial Site Plan – U.S. Route 13

5. DMR Centre MJ
Commercial Site Plan – Route 24

6. Victor Davis MJ
Revised Site Plan – Route One

7. Steamboat Landing JA
Revised Site Plan – Road 258

8. Ocean Atlantic Associates, V, L.L.C. MJ
C/Z #1461 – Amended Conditions – Route 88

9. Subdivision #2003-37 – Gary Watson BG
Time Extension

10. Subdivision #2003-39 – James D. and Mary Beth Parker MJ
Time Extension

11. Subdivision #2004-17 – Natelli Communities, Ltd. MJ
Time Extension

12. C/U #1524 – Rehoboth Beach Associates, L.L.C. MJ
Time Extension

13. Zoar Estates
 Hearing Request – Route 30

MJ

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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 16, 2005

OLD BUSINESS

1. C/Z #1576 -- application of **REYNOLDS POND, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying at the intersection of Road 227 and Route 30, and southwest of Road 212, to be located on 826.84 acres, more or less.
2. Subdivision #2003-22 -- application of **R & B INVESTMENT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 14.20 acres into 14 lots, located north of Road 462, 380 feet northeast of Road 70.
3. Subdivision #2003-32 -- application of **HM PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 136.20 acres into 201 lots, located south of Road 301, 1,820 feet east of Road 302.
4. Subdivision #2003-47 -- application of **CANNON ROAD INVESTMENTS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 176.67 acres into 215 lots, located east and west of Road 307, and southwest of Route 5.
5. Subdivision #2003-49 -- application of **GREEN TREE FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 54.70 acres into 50 lots, located north of Road 207, approximately 400 feet east of Road 214.
6. Subdivision #2004-27 -- application of **TIMOTHY S. ELDER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 10.94 acres into 3 lots, located south of Road 367-B, ½ mile west of Road 365.

PUBLIC HEARINGS

1. C/U #1610 -- application of **MICHAEL P. AND SHARON L. CORDREY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a produce and garden center to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.0879 acres, more or less, lying at the northwest corner of the intersection of Old Stage Road (Route 68) and Iron Hill Road (Road 454A).

2. C/U #1627 -- application of **WOODBIDGE SCHOOL DISTRICT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for athletic fields and future school and pole barn for agriculture program to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 128.5 acres, more or less, lying at the southwest corner of the intersection of Road 585 (Woodbridge Road) and Road 583 (Adams Road).
3. C/U #1628 -- application of **STATE OF DELAWARE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a governmental building to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 4.0 acres, more or less, of an 861.16 acre tract, lying on the easterly side of Waples Way, 1,300 feet east of Route 318 (Patriots Way), and being within the Stockley Center campus area.
4. Subdivision #2004-31 -- application of **DONALD K. MILLER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 3.12 acres into 4 lots, located southwest corner of the intersection of Road 480 and Road 489.
5. Subdivision #2004-32 -- application of **BENNETT-ROE-PARSONS** 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.