



## *Planning & Zoning*

Agendas & Minutes

JUNE 9, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 9, 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 26, 2005
- IV. Public Hearings
  1. Subdivision #2004-33 – Cindy L. and Harry L. Blades, Jr. RS
  2. Subdivision #2004-34 – Dagsboro Trace, L.L.C. RS
  3. C/U #1611 – Greenwood Pallet Co., Inc. RW
  4. C/U #1612 – Canal Place LLC RS
  5. C/U #1613 – Fresh Cut MJ
- V. Other Business
  1. Heritage Village MR/RPC MJ  
C/Z #1482 – Preliminary Site Plan – Postal Lane (Road 283)
  2. Subdivision #2004-11 – Urquhart & Company RS  
Byewood Manor – Revised Preliminary – Road 349
  3. Gerlinde H. Voegelé JA  
C/U #1059 – Revised Site Plan – U.S. Route 13

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|-----|--|----------------------------------|
| 4.  | Kevin Davis<br>C/U #1534 – Time Extension – Roads 446 and 473              | BG                               |
| 5.  | Randolf E. Gooner<br>Lot and 50' Right of Way – Road 243                   | MJ                               |
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| 6.  | Mark Hardesty<br>Lot on 50' Right of Way – Road 490A                       | RW                               |
| 7.  | Mark and Debbie Miller<br>3 Lots on 50' Right of Way – Road 306            | MJ                               |
| 8.  | Baywood Greens GR/RPC<br>C/Z #1458 – Master Record Plan – Routes 22 and 24 | MJ                               |
| 9.  | Baywood Greens GR/RPC<br>Phase 10 Final Record Plan – Routes 22 and 24     | MJ                               |
| 10. | Subdivision #2002-43 – Boca East<br>Revised Record Plan – Road 279         | 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: MAY 31, 2005

### PUBLIC HEARINGS

1. Subdivision #2004-33 -- application of **CINDY L. AND HARRY L. BLADES, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 5.00 acres into 3 lots, located east of Road 346, 1,050 feet north of Road 347.
2. 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).
3. C/U #1611 -- application of **GREENWOOD PALLET CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for repairs and manufacturing of shipping containers to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 4.2 acres, more or less, lying northwest of Road 582, 1,550 feet northeast of Route 404.
4. C/U #1612 -- application of **CANAL PLACE, LLC** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (87 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.6 acres, more or less, lying west of Cedar Neck Road (Road 357), across from Fred Hudson Road (Road 360), and east of White's Creek.
5. C/U #1613 -- application of **FRESH CUT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping and site work business headquarters to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 25.156 acres, more or less, lying northwest of Route 293, 1,500 feet southwest of Route 5.