



## *Planning & Zoning*

### Agendas & Minutes

JUNE 23, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 23, 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 June 9, 2005
- IV. Old Business
  1. Subdivision #2004-34 – Dagsboro Trace, L.L.C. RS
  2. C/U #1612 – Canal Place LLC RS
- V. Public Hearings
  1. Subdivision #2004-35 – McRyan Properties, L.L.C. JA
  2. Subdivision #2004-36 – Melissa and C. J. Reed, III JA
  3. Subdivision #2004-37 – Wayne Mitchell MJ
  4. Subdivision #2005-19 – Sussex County Habitat For Humanity RW
  5. Subdivision #2004-8 – Spring Breeze Associates MJ
- VI. Other Business
  1. C/U #1524 – Route 274 Associates MJ  
Time Extension
  2. Subdivision #2004-31 – Donald K. Miller RW  
Request for Reconsideration

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| 3. | Chapel Green Subdivision<br>Revised Plan   | MJ |
| 4. | Frank Parks<br>2 Lots and 50' Right of Way – River Road                            | RW |
| 5. | Linwood G. and Margaret A. Burbage<br>Lot and 50' Right of Way – Honeysuckle Drive | RW |
| 6. | Michael Smack<br>Lot – North Street  | RW |
| 7. | Henry and Mildred Krause<br>3 Lots and 50' Right of Way – Road 303                 | 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: JUNE 13, 2005

OLD BUSINESS

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. 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.

PUBLIC HEARINGS

1. Subdivision #2004 – 35 -- application of **MCRYAN PROPERTIES, L.L.C.** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 37.84 acres into 41 lots, located at the northeast corner of Route 225 and Route 224.
2. Subdivision #2004-36 -- application of **MELISSA AND C. J. REED, III** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 127.37 acres into 2 lots, a variance from the maximum allowed cul-de-sac length of 1,000 feet, and a waiver from the street construction design requirements, located west of Route 5, approximately 850 feet north of Road 234B.
3. Subdivision #2004-37 -- application of **WAYNE MITCHELL** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 21.75 acres into 24 lots, located west of Road 288-A, 0.5 mile south of Road 280-B.
4. Subdivision #2005-19 -- application of **SUSSEX COUNTY HABITAT FOR HUMANITY** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 15.12 acres into 20 lots, located north of Road 524, 125 feet northeast of Jewell Street within Lakewood Subdivision.
5. Subdivision #2004-8 -- application of **SPRING BREEZE ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 139.62 acres into 235 lots, located north of Road 48 (Hollymount Road), 1,380 feet east of Road 285.

