



Planning & Zoning

Agendas & Minutes

JULY 14, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 14, 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 23, 2005
- IV. Old Business
 1. C/Z #1576 - Reynolds Pond, L.L.C. JA
 2. C/U #1612 – Canal Place LLC RS
 3. Subdivision #2003-39 – James D. and Mary Beth Parker MJ
Final – Kingston Ridge
 4. Subdivision #2004-8 – Spring Breeze Associates MJ
Preliminary – Spring Breeze
 5. Subdivision #2004-35 – McRyan Properties, L.L.C. JA
Preliminary
- V. Public Hearings
 1. C/U #1614 – Beau Marr MJ
 2. C/U #1615 – J & M Enterprises MJ
WITHDRAWN JUNE 20, 2005
 3. C/U #1616 – Paul Kase MJ
 4. C/U #1617 – Glen R. Jones BG

5. Subdivision #2005-6 – S. K. Pepper Creek, L.L.C.

RS

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VI. Other Business

1. Sandy Cove Townhouse Community
C/U #1557 – Site Plan – Road 358

RS

2. Rehoboth Beach Associates, L.L.C.
C/U #1524 – Revised Site Plan – Road 274

MJ

3. The Seasons HR-1/RPC
C/Z #1546 - Site Plan – Road 273

MJ

4. Douglas Brockway
C/U #1568 – Site Plan – Road 288

MJ

5. Heritage Village MR/RPC
Model Home Request – Road 283

MJ

6. Subdivision #2003-54 – Oyster Rock Properties, L.L.C.
The Woods At Oyster Rock – Time Extension

JA

7. Joseph L. Warnell
4 Lots – Road 207 and Road 214

JA

8. Delmarva Power & Light
Parcel and 50' Right of Way – Road 258

MJ

VII. 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: JUNE 24, 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. 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.
3. Subdivision #2003 – 39 - - application of **JAMES D. AND MARY BETH PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 101.67 acres into 88 lots, located east of Route 30, approximately 2,984 feet north of Road 314.
4. 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.
5. 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.

PUBLIC HEARINGS

1. C/U #1614 -- application of **BEAU MARR** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for welding and fabrication to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 41,915 square feet, more or less, lying east of Route 30, 550 feet south of Route 9 at Gravel Hill.
2. C/U #1615 -- application of **J & M ENTERPRISES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (12 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.86 acres, more or less,

lying northwest of Dove Knoll Road, an extension of Melson Road, 600 feet northeast of Route One.

WITHDRAWN JUNE 20, 2005

3. C/U #1616 -- application of **PAUL KASE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 41,611 square feet, more or less, lying at the southeast corner of Route 275 (Plantation Road) and Route 276 (Shady Road).
4. C/U #1617 -- application of **GLEN R. JONES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of an existing RV campground (C/U No. 827) to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 56.7103 acres, more or less, lying south of Route 78A (Old Sailor Path), 0.4 mile south of Route 78 and north of Broad Creek.
5. Subdivision #2005-6 -- application of **S. K. PEPPER CREEK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 65.39 acres into 125 lots, (Environmentally Sensitive Development District Overlay Zone), located south of Road 336 (Piney Neck Road), 1,170 feet east of Road 335A and north of Pepper Creek.