



Planning & Zoning

Agendas & Minutes

AUGUST 11, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 11, 2005, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of July 28, 2005
- IV. Old Business
 1. Subdivision #2004-4 – Wilma Howett
Final – Pintail Point JA
 2. Subdivision #2004-26 – Lawrence A. Biasotto
Final – The Fresh Pond RS
 3. Subdivision #2004-29 – Harley W. Tull and Jerry C. Dukes
Preliminary – Old Furnace Estates RW
 4. Subdivision #2004-30 – William H. Graves
Preliminary MJ
 5. Subdivision #2004-35 – McRyan Properties, L.L.C.
Preliminary – Crescent Shores JA
 6. Subdivision #2004-38 – River Basin Engineering
Preliminary – Weatherby MJ
 7. C/U #1614 – Beau Marr MJ
 8. C/U #1617 – Glen R. Jones BG

V. Public Hearings

1. C/U #1618 – Charles A. and Bonnie J. Zonko RS

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2. Subdivision #2004-39 – Seneca Harbor Joint Venture MJ
3. Subdivision #2004-40 – Small Wonder, Inc. JA
4. Subdivision #2004-41 – William B. Warrington RS
5. Subdivision #2004-31 – Donald K. Miller RW

VI. Other Business

1. The Preserves At Jefferson Creek RS
C/Z #1557 – Site Plan – Road 363 (Double Bridges Road)
2. Dr. Thomas Benz RW
Commercial Site Plan – U.S. Route 13 and Riverside Drive
3. Subdivision #2003-12 – LT Associates, Inc. MJ
Time Extension – Hawkseye
4. Diana L. Jewell and Kimberly M. Absher BG
Lot and 50' Easement – Road 78
5. Janet B. Coombes JA
Lot and 50' Easement – Road 240

VII. Additional Business

1. Emergency 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: JULY 29, 2005

REVISED AUGUST 4, 2005

(Revised to include Additional Business)

OLD BUSINESS

1. Subdivision #2004-4 -- application of **WILMA HOWETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 41.90 acres into 44 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east and west of Road 258, 1,650 feet south of Delaware Route One.
2. Subdivision #2004-26 -- application of **LAWRENCE A. BIASOTTO** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 12.73 acres into 37 lots, located south of Hickman Road (Road 359), 1,800 feet east of Cedar Neck Road (Road 357).
3. Subdivision #2004-29 -- application of **HARLEY W. TULL AND JERRY C. DUKES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 98.03 acres into 88 lots, located north of Road 46, 750 feet northwest of Road 517-A.
4. Subdivision #2004-30 -- application of **WILLIAM H. GRAVES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 3.44 acres into 2 lots, located east of Road 48, 1,500 feet northeast of Road 297.
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.
6. Subdivision #2004-38 -- application of **RIVER BASIN ENGINEERING** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 65.00 acres into 126 lots, located south of Road 302, 0.4 mile east of Road 305 and Route 48 intersection.
7. 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.

8. 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.

PUBLIC HEARINGS

1. C/U #1618 -- application of **CHARLES A. AND BONNIE J. ZONKO** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a construction company office and storage buildings to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.13 acres, more or less, lying at the northeast corner of Road 370-B and Road 381-A.
2. Subdivision #2004-39 -- application of **SENECA HARBOR JOINT VENTURE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 234 acres into 400 lots, (Cluster Development), located at the northeast corner of the intersection of Road 306 and Road 305.
3. Subdivision #2004-40 -- application of **SMALL WONDER, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 14.64 acres into 15 lots, located north of Road 214, approximately 1,892 feet southeast of the intersection with Road 207.
4. Subdivision #2004-41 -- application of **WILLIAM B. WARRINGTON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 16.35 acres into 15 lots, located north of Route 26, 1,222 feet west of Road 345.
5. 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.