



Planning & Zoning

Agendas & Minutes

SEPTEMBER 8, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 8, 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 August 25, 2005
- IV. Old Business
 1. C/U #1619 – Helena R. Dove MJ
 2. Subdivision #2004-22 – Terrance Babbie
Preliminary – Sandstone
 3. Subdivision #2004-39 – Seneca Harbor Joint Venture MJ
Preliminary – Avebury
 4. Subdivision #2004-44 – Fran Gonzon
Preliminary – Hummingbird Meadows
 5. Subdivision #2005-19 – Sussex County Habitat For Humanity RW
Preliminary – Concord Village
- V. Public Hearings
 1. Subdivision #2002-39 – Christine Reece and William Cugno MJ
 2. Subdivision #2004-47 – Anthony V. Bright
 3. Subdivision #2004-48 – Charles Guy RW

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| 4. | Subdivision #2004-49 – Oak Crest Farms, Inc. | MJ |
| 5. | Subdivision #2004-50 – PGS Properties, L.L.C. | BG |

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| 6. | Subdivision #2004-51 – W. James and Robert A. Bosch | MJ |
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VI. Other Business

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| 1. | Americana Bayside MR/RPC
Phase II Site Plan – Route 54 | RS |
| 2. | The Peninsula At Long Neck MR/RPC
Marina Bay – Amended Site Plan – Road 299 | MJ |
| 3. | Ocean Sands, L.L.C.
Commercial Site Plan – Route One | MJ |
| 4. | Anchorage Motel
Revised Site Plan – Route One | MJ |
| 5. | Mariner Center
Commercial Site Plan – U.S. Route 113 | BG |
| 6. | The Arbors of Cottagedale
C/U #1522 – Revised Site Plan – Road 275 | MJ |
| 7. | Madeline L. and Floyd J. Toomey
Lot and 50' Right of Way – Road 523 | RW |
| 8. | Oscar E. Harmon, Jr.
Lot and 50' Right of Way – Route 5 | MJ |
| 9. | Danny Moore
Lot and 50' Right of Way – Road 231 | |
| 10. | Short's Marine
C/U #1551 – Time Extension – Road 306A | 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: AUGUST 26, 2005

OLD BUSINESS

1. C/U #1619 -- application of **HELENA R. DOVE** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (5 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19,723 square feet, more or less, lying northeast of Road 270A (Munchy Branch Road), ½ mile northeast of Route One.
2. Subdivision #2004-22 -- application of **TERRANCE BABBIE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.57 acres into 62 lots, (Cluster Development) located at the southeast corner of the intersection of Route 38 (Jefferson Road) and Road 229 (Smith Road).
3. 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.
4. Subdivision #2004-44 -- application of **FRAN GONZON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 161.91 acres into 205 lots, (Cluster Development), located south of Road 227, east of Road 226, and north of Road 231.
5. 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.

PUBLIC HEARINGS

1. Subdivision #2002-39 -- application of **CHRISTINE REECE AND WILLIAM CUGNO** to consider the Subdivision of land in a MR Medium Density Residential District in Indian River Hundred, Sussex County, by revising an existing open space parcel into a building lot, located southwest of Fairfield Road, 250 feet north of Route 24, within Fox Hollow Subdivision.

2. Subdivision #2004-47 -- application of **ANTHONY V. BRIGHT** to consider the Re-subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 0.86 acres into 2 lots, located at the northwest corner of Red Mill Drive and Road 265, being Lot 7, Block C within Mill Pond Acres Subdivision.
3. Subdivision #2004-48 -- application of **CHARLES GUY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 57.81 acres into 38 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 534, 625 feet northwest of Road 546 and railroad.
4. Subdivision #2004-49 -- application of **OAK CREST FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 51.42 acres into 21 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 306, 1,425 feet west of Road 303.
5. Subdivision #2004-50 -- application of **PGS PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 67.39 acres into 74 lots (Cluster Development), located south of Road 433, 0.5 mile east of Road 412.
6. Subdivision #2004-51 -- application of **W. JAMES AND ROBERT A. BOSCH** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 16.68 acres into 14 lots, located south of Road 252, $\frac{3}{4}$ mile west of Route 30.