



## *Planning & Zoning*

### Agendas & Minutes

SEPTEMBER 22, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 22, 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 September 8, 2005
- IV. Old Business
  1. Subdivision #2003-29 – Waterside, Inc. RS  
Final – The Inlet at Pine Grove
  2. Subdivision #2004-45 – Dagsboro Branch, L.L.C. RS  
Preliminary – Dagsboro Woods
- V. Public Hearings
  1. C/U #1621 – Gregory and Patricia White RS
  2. C/U #1634 – Thomas and Sylvia Trice RW
  3. C/Z #1580 – Ronald Wm. Wright, Jr.
  4. Subdivision #2004-52 – Holland Mills Delaware, L.L.C. MJ
  5. Subdivision #2004-53 – Anthem Delaware, L.L.C. MJ
- VI. Other Business
  1. Wilson Baker, Inc.  
C/U #1593 – Site Plan – Route 30

2. Lourdes Aponte, MD, Office Building  
C/U #1549 – Site Plan – Savannah Road

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3. Midway Highway, L.L.C. MJ  
Commercial Site Plan – Route One
4. Dagsboro American Legion BG  
Commercial Site Plan – Route 26
5. Windmill Ventures, L.L.C. RS  
C/U #1502 – Time Extension – Road 352
6. Sitton Living Trust RS  
2 Lots – Ocean Pines Lane
7. Delmus Hickman RS  
Lot – Piney Point Road
8. Debora Tyre BG  
Lot and 50' Right of Way – Wells Lane (Road 417B)
9. G. W. Shockley & Sons, Inc.  
Lot and 50' Right of Way – Road 206
10. Vincent Overlook MR/RPC  
Final Record Plan – Route 88

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: SEPTEMBER 12, 2005

#### OLD BUSINESS

1. Subdivision #2003-29 -- application of **WATERSIDE, INC.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 31.87 acres into 36 lots, located 1,050 feet north of Route 26, 1,870 feet east of Road 349.
2. Subdivision #2004-45 -- application of **DAGSBORO BRANCH, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 8.74 acres into 10 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located southwest of the intersection of Road 331 and Pennsylvania Railroad Crossing.

#### PUBLIC HEARINGS

1. C/U #1621 -- application of **GREGORY AND PATRICIA WHITE** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (6 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 40,702 square feet, more or less, lying southwest of Route 26, 500 feet north of Route 54 and Road 365 at St. George's Church.
2. C/U #1634 -- application of **THOMAS AND SYLVIA TRICE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a public auction building to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 1.24 acres, more or less, lying on the northerly side of Route 404 (Seashore Highway), 336.79 feet southeast of Road 569 (Woodenhawk Road).
3. C/Z #1580 -- application of **RONALD WM. WRIGHT, JR.** to amend the Comprehensive Zoning Map from a GR General Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying northwest of Route 5, 290 feet north of Road 212B, to be located on 35,093 square feet, more or less.
4. Subdivision #2004-52 -- application of **HOLLAND MILLS DELAWARE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 68.29 acres into 136 lots, (Cluster Development), located south of Road 260 (Walker Road), approximately 1 mile west of Road 258 (Hudson Road).

5. Subdivision #2004-53 -- application of **ANTHEM DELAWARE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 75.89 acres into 151 lots, (Cluster Development), located north of Road 260 (Walker Road), approximately 1 mile west of Road 258 (Hudson Road).