



Planning & Zoning

Agendas & Minutes

OCTOBER 13, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 13, 2005, at 6:00 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 22, 2005
- IV. Old Business
 1. Subdivision #2004-22 – Terrance Babbie
Preliminary – Sandstone
 2. Subdivision #2004-44 – Fran Gonzon
Preliminary – Hummingbird Meadows
 3. Subdivision #2002-39 – Christine Reece and William Cugno
Preliminary MJ
 4. Subdivision #2004-48 – Charles Guy
Preliminary – Ross Station RW
 5. Subdivision #2004-49 – Oak Crest Farms, Inc.
Preliminary – Harmony Woods MJ
 6. Subdivision #2004-50 – PGS Properties, L.L.C.
Preliminary – Longwood lakes BG
 7. Subdivision #2004-14 – Barbara F. Cairns
Preliminary MJ
 8. Subdivision #2004-28 – Thomas Brown
Preliminary – Brown's Place

9. Subdivision #2004-52 – Holland Mills Delaware, L.L.C. MJ
Preliminary

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10. Subdivision #2004-53 – Anthem Delaware, L.L.C. MJ
Preliminary

11. C/U #1619 – Helena R. Dove MJ

12. C/U #1621 – Gregory and Patricia White RS

13. C/U #1634 – Thomas and Sylvia Trice RW

14. C/Z #1580 – Ronald Wm. Wright, Jr.

V. Public Hearings (7:00 P.M.)

1. C/U #1622 – Evard B. Hall RW

2. C/U #1623 – Dawson & Bedsworth Electrical Contractors, Inc. RW

3. Subdivision #2004-54 – LBI Construction MJ

4. Subdivision #2004-55 – J. Michael Warring-MJR Investors, LLC MJ

5. Subdivision #2004-56 – Ocean Atlantic VIII, L.L.C. MJ

6. Subdivision #2004-57 – Blue Ribbon Properties, L.L.C. RW

7. Subdivision #2004-58 – Norris Niblett BG

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 23, 2005

OLD BUSINESS

1. 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).
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Subdivision #2004-14 -- application of **BARBARA F. CAIRNS** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by dividing 5.22 acres into 3 lots, located east of Road 279, 1,170 feet north of Road 277.
8. Subdivision #2004-28 -- application of **THOMAS BROWN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek

Hundred, Sussex County, by dividing 10.88 acres into 4 lots, located north of Road 608, 2,740 feet west of Road 607.

9. 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).
10. 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).
11. 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.
12. 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.
13. 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).
14. 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.

PUBLIC HEARINGS

1. C/U #1622 -- application of **EVARD B. HALL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an antique shop and auction gallery to be located on a certain parcel of land lying and being in Northwest Fork

Hundred, Sussex County, containing 4.70 acres, more or less, lying at the southeast corner of Route 32 and Road 585 (Woodbridge Road).

2. C/U #1623 -- application of **DAWSON & BEDSWORTH ELECTRICAL CONTRACTORS, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an electrical contracting business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 4.64 acres, more or less, lying northwest of Route 9, 2,700 feet southwest of Road 446.
3. Subdivision #2004-54 -- application of **LBI CONSTRUCTION** 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 67.92 acres into 115 lots, (Cluster Development), located west of Road 288 (Wil King Road), approximately 1,620 feet north of Road 280-B (Conleys Chapel Road).
4. Subdivision #2004-55 -- application of **J. MICHAEL WARRING – MJR INVESTORS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 76.85 acres into 100 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northwesterly side of Road 297 (Mount Joy Road), 1,360 feet southeast of Road 308 (Cordrey Road).
5. Subdivision #2004-56 -- application of **OCEAN ATLANTIC VIII, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown and Broadkill Hundreds, Sussex County, by dividing 53.39 acres into 42 lots, located north of Road 252 (Huff Road), 3,200 feet east of Road 319 (Sandhill Road).
6. Subdivision #2004-57 -- application of **BLUE RIBBON PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Broad Creek Hundred, Sussex County, by dividing 38.64 acres into 30 lots, located south of Route 20, approximately 1,030 feet west of Road 485.
7. Subdivision #2004-58 -- application of **NORRIS NIBLETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Dagsboro Hundred, Sussex County, by dividing 33.29 acres into 12 lots, located north of Road 472, 2,782 feet east of Road 432.