



Planning & Zoning

Agendas & Minutes

OCTOBER 27, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 27, 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 October 13, 2005
- IV. Old Business
 1. Subdivision #2002-38 – Keith Properties, Inc. RS
Final – Fenwick Shoals Phase 2
 2. Subdivision #2002-39 – Christine Reece and William Cugno MJ
Preliminary
 3. Subdivision #2003-9 – 1st State Development, L.L.C. MJ
Final – The Villas
 4. Subdivision #2004-52 – Holland Mills Delaware, L.L.C. MJ
Preliminary
 5. Subdivision #2004-53 – Anthem Delaware, L.L.C. MJ
Preliminary
 6. Subdivision #2004-54 – LBI Construction MJ
Preliminary – Oakwood Village
 7. Subdivision #2004-55 – J. Michael Warring-MJR Investors, LLC MJ
Preliminary – Baylis Estates
 8. Subdivision #2004-56 – Ocean Atlantic VIII, L.L.C. MJ

Preliminary – Reddenwood Phase II

9. Subdivision #2005-6 – S. K. Pepper Creek, L.L.C. RS
Preliminary – The Landings at Pepper Creek

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V. Public Hearings

1. Subdivision #2004-59 – Donald K. Miller BG
2. Subdivision #2004-60 – Phillips Branch Associates, L.L.C. MJ
3. C/U #1624 – Design Consultants Group, L.L.C. RS
4. C/U #1625 – Samuel S. Connors MJ
5. C/U #1626 – Julie Bernick and Deborah Safee MJ
6. C/Z #1581 – George C. Coverdale
7. C/Z #1582 – Mardelva, LLC RW

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: OCTOBER 17, 2005

OLD BUSINESS

1. Subdivision #2002-38 -- application of **KEITH PROPERTIES, INC.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.02 acres into 42 lots, located south of Route 54, 450 feet southeast of Road 58B.
2. 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.
3. Subdivision #2003-9 -- application of **1ST STATE DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 31.90 acres into 30 lots, located south of Road 38, 791.51 feet east of Road 216.
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).
6. 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).
7. 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).

8. 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).
9. 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.

PUBLIC HEARINGS

1. Subdivision #2004-59 -- application of **DONALD K. MILLER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 2.15 acres into 2 lots, located south of Road 494, 1,350 feet east of Road 498.
2. Subdivision #2004-60 -- application of **PHILLIPS BRANCH ASSOCIATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 47.63 acres into 95 lots, (Cluster Development), located at the southwest corner of the intersection of Road 48 (Hollymount Road) and Road 302 (Phillips Branch Road).
3. C/U #1624 -- application of **DESIGN CONSULTANTS GROUP, L.L.C.** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (64 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 16.01 acres, more or less, lying north of Road 358 (Sandy Cove Road), 1,200 feet northwest of Road 357 (Cedar Neck Road).
4. C/U #1625 -- application of **SAMUEL S. CONNORS** to consider the Conditional Use of land in a GR General Residential District and an AR-1 Agricultural Residential District for the storage of powerwashing equipment, landscaping supplies, and land clearing equipment to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.162 acres, more or less, lying southwest of Road 285A (Jimtown Road), 0.4 mile southeast of Road 285 (Beaver Dam Road).

5. C/U #1626 -- application of **JULIE BERNICK AND DEBORAH SAFEE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for dog grooming to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8,276 square feet, more or less, lying at the northwest corner of Route 30 and Horseshoe Drive, and north of Route 24.
6. C/Z #1581 -- application of **GEORGE C. COVERDALE** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Route One, 700 feet northerly of Road 265A (Old Mill Road), to be located on 40,000 square feet, more or less.
7. C/Z #1582 -- application of **MARDELVA, LLC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, land lying east of U.S. Route 13, 0.55 miles south of Route 40, to be located on 2.70 acres, more or less, of a 5.08 acre tract.