



PLANNING & ZONING

AGENDAS & MINUTES

SEPTEMBER 17, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, SEPTEMBER 17, 2008, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Consent Agenda
 1. Subdivision #2006-28 – Sussex Ventures, Inc. RW
Final – Meadow Ridge Estates
 2. Time Extensions
 - a. C/U #1624 – Design Consultants Group, LLC RS
 - b. C/U #1747 – Artesian Water Company, Inc. MJ
 - c. Subdivision #2004-39 – Seneca Harbor Joint Venture MJ
 - d. Subdivision #2005-53 – Polly and Mark Yoder, Jr. IGB
 - e. Subdivision #2005-56 – Reynolds Pond, LLC IGB
 - f. Subdivision #2005-57 – Blackwater Creek, Inc. BG
 - g. Subdivision #2005-60 – Mandrin Homes RS
 - h. Subdivision #2006-8 – Francis and Mary Hazzard MJ
 - i. Subdivision #2006-39 – Henry James Johnson MJ
- IV. Old Business
 1. Subdivision #2006-55 – Alvannah R. Davis IGB
Preliminary – JC Village
 2. Subdivision #2006-68 – Dove Estates. LLC RW
Preliminary – Nanticoke View
 3. Subdivision #2006-74 – David L. and Carolyn D. Wilson IGB
Preliminary – Royal Estates
 4. Subdivision #2006-75 – Tull Group, LLC RW
Preliminary – Sunset Woods

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| 5. | Subdivision #2006-35 – 2416 Joppa Road, LLC
Preliminary – Field at Neal School | RW |
| 6. | C/Z #1649 – Rodney W. Smith | MJ |
| 7. | C/U #1781 – Rodney W. Smith | MJ |
| 8. | C/U #1742 – Pine Acres, Inc. | MJ |
| 9. | C/U #1807 – Tidewater Environmental Services, Inc. | BG |
| 10. | C/U #1743 – John and Michelle Beaver | MJ |
| 11. | C/U #1810 – Artesian Water Company, Inc. | IGB |
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V. Other Business | | |
| 1. | Peninsula MR/RPC
Veranda – Revised Parking and Driveways – Road 299 | MJ |
| 2. | Swann Cove MR/RPC
Preliminary Site Plan - Phases 6 and 7 – Route 54 | RS |
| 3. | Bethany Bay AR-1/RPC
Revised Master Plan - Sections 1.1, 1.3, 1.5 and 3.1 – Road 350 | RS |
| 4. | Bayview Landing HR-1/RPC
Lot 217 - Revised Front Yard Setback – Route 54 | RS |
| 5. | Fenwick Medical Complex
C/U #1704 – Site Plan – Road 382 (Route 20) | RS |
| 6. | Coolspring Community Center
C/U #1740 – Site Plan – Road 291 | MJ |
| 7. | Woodlawn Memorial Park
C/U #1798 – Site Plan – U.S. Route 113 | BG |
| 8. | KGH Property Development, LLC
3 Lots – Road 257 (Round Pole Bridge Road) | IGB |

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| 9. | Baxter Farms, Inc.
3 Parcels and 50' Right of Way – Road 48 | MJ |
| 10. | E. J. Chalabala
2 Parcels and 50' Right of Way – Road 228A | IGB |
| 11. | Stephan and Angela Wallo
3 Lots and 50' Easement – Road 258 | IGB |
| 12. | RWR9, LLC
Lot on 50' Right of Way – Route 9 | MJ |
| 13. | Arnold and Evelyn Smith
Lot and 50' Easement – Road 46 | RW |
| 14. | Donald Smith
3 Lots and 50' Right of Way – Road 541 | RW |
| 15. | Lewis D. Adkins and Cheryl A. Yarema
3 Parcels and 50' Right of Way – Road 66 | BG |
| 16. | Bill Hudson
2 Lots and 50' Right of Way – U.S. Route 13A | BG |
| 17. | Rolland E. Vincent
3 Lots and 50' Right of way – Road 496 | BG |
| 18. | Marylou Dickson
3 Lots and 50' Right of Way – Route 24 | MJ |
| 19. | Herola Family, LLC
4 Lots and 50' Right of Ways – Route 24 | MJ |
| 20. | Subdivision #2006-52 – L. T. Associates
Clarification of Condition of Approval | MJ |
| 21. | Bay City Mobile Home Park
Corrective Survey – Road 22 | 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 29, 2008

CONSENT AGENDA

1. Subdivision #2006-28 -- application of **SUSSEX VENTURES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 61.17 acres into 44 lots, located east of Road 550, ½ mile south of Route 20.

OLD BUSINESS

1. Subdivision #2006-55 -- application of **ALVANNAH R. DAVIS** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 13.63 acres into 8 lots, located west of Road 225, 733 feet south of Road 38.
2. Subdivision #2006-68 -- application of **DOVE ESTATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Nanticoke Hundred, Sussex County, by dividing 73.20 acres into 111 lots, located south of Road 526A and west of Road 525.
3. Subdivision #2006-74 -- application of **DAVID L. AND CAROLYN D. WILSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 35.99 acres into 30 lots, located west of U.S. Route 113, 910 feet north of Road 623.
4. Subdivision #2006-75 -- application of **TULL GROUP, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Northwest Fork Hundred, Sussex County, by dividing 139.98 acres into 222 lots, located northeast of Road 590, 2,300 feet northwest of Road 583.
5. Subdivision #2006-35 -- application of **2416 JOPPA ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 109.45 acres into 56 lots, located north of Road 553, 1,820 feet west of Road 558 and 900 feet east of the Delaware/Maryland State Line.
6. C/Z #1649 -- application of **RODNEY W. SMITH** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, land lying southwest of Zoar Road (Road 48), 1,000 feet south of Sussex Pines Road (Road 324), to be located on 39.73 acres, more or less.
7. C/U #1781 -- application of **RODNEY W. SMITH** to consider the Conditional Use of land in a CR-1 Commercial Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 39.73 acres, more or less, lying southwest of Zoar Road (Road 48), 1,000 feet south of Sussex Pines Road (Road 324).

8. C/U #1742 -- application of **PINE ACRES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an expansion of existing manufactured home park/campground by adding 24 campsites to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.0 acres, more or less, lying south of Dogwood Lane (the access road into Leisure Point Resort), 2,900 feet north of Long Neck Road.
9. C/U #1807 -- application of **TIDEWATER ENVIRONMENTAL SERVICES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for public utilities (water and wastewater) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 13.228 acres, more or less, lying northwest of Road 462 (Trussum Pond Road) approximately 1.8 miles southeast of Road 461 (Old Stage Road).
10. C/U #1743 -- application of **JOHN AND MICHELLE BEAVER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for motor vehicle service, restoration, towing, and sales to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.0 acres, more or less, lying east of Road 277 (Robinsville Road), 1,130 feet north of Road 277A (Harts Road).
11. C/U #1810 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 74.61 acres, more or less, lying east of Route 30, 0.6 mile south of Reynolds Pond Road (Road 231).