



## *Planning & Zoning*

Agendas & Minutes

JANUARY 11, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 11, 2007, 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 December 21, 2006
- IV. Old Business
  1. C/U #1722 – West Rehoboth Community Land Trust MJ
  2. C/U #1673 – William Kevin Clark IGB
  3. Subdivision #2005-81 – Bethany Ridge, L.L.C. Preliminary RS
  4. Subdivision #2005-87 – Deric Parker Preliminary IGB
  5. Subdivision #2005-88 – Linda McIlvaine Preliminary and Final MJ
- V. Public Hearings
  1. C/U #1675 – Colonial East, Ltd. MJ
  2. Subdivision #2005-90 – River Rock, L.L.C. IGB
  3. Subdivision #2005-91 – Highland Development Corporation MJ
  4. Subdivision #2005-94 – Seacoast Investments, L.L.C. 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: DECEMBER 27, 2006

### OLD BUSINESS

1. C/U #1722 -- application of **WEST REHOBOTH COMMUNITY LAND TRUST** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 17,500 square feet, more or less, lying southwest of Burton Avenue, 550 feet northwest of Hebron Street and 110 feet southeast of Duffy Street within West Rehoboth Subdivision, and being more particularly described as Lots 13 and 14 in West Rehoboth Subdivision.
2. C/U #1673 -- application of **WILLIAM KEVIN CLARK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.14 acres, more or less, lying south of Jefferson Road (Route 38), approximately 2,100 feet west of Route 30.
3. Subdivision #2005-81 -- application of **BETHANY RIDGE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 104.32 acres into 227 lots, (Environmentally Sensitive Developing District Overlay Zone), located north of Road 349, 1,600 feet east of Road 348.
4. Subdivision #2005-87 -- application of **DERIC PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 22.491 acres into 23 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northeast corner of the intersection of Road 40 and Road 591.
5. Subdivision #2005-88 -- application of **LINDA MCILVAINE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 2.867 acres into 3 lots, located at the southeast corner of the intersection of Road 48 and Road 317.

### PUBLIC HEARINGS

1. C/U #1675 -- application of **COLONIAL EAST, LTD.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of existing manufactured home community (82 additional lots) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 20.79 acres, more or less, lying northeast of Minos Conaway Road (Road 265), 1,100 feet north of Route 9.

2. Subdivision #2005-90 -- application of **RIVER ROCK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 29.31 acres into 26 lots, (Cluster Development), located southeast of Road 258, 0.5 mile northeast of Road 88.
3. Subdivision #2005-91 -- application of **HIGHLAND DEVELOPMENT CORPORATION** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 195.93 acres into 420 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Route 24, approximately 1 mile west of Road 309.
4. Subdivision #2005-94 -- application of **SEACOAST INVESTMENTS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 81.84 acres into 199 lots, (Cluster Development), located east of U.S. Route 113, south of Road 325, and west of Road 326.