



Planning & Zoning

Agendas & Minutes

JANUARY 18, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, JANUARY 18, 2007, 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. Old Business
 1. C/U #1711 – Artesian Water Company, Inc. RS
 2. Subdivision #2005-7 – Thomas Head BG
Final
 3. Subdivision #2005-50 – KGH Properties Development, L.L.C. MJ
Preliminary
 4. Subdivision #2005-72 – Baywood, L.L.C. MJ
Preliminary
 5. Subdivision #2005-79 – Paradise Property RS
Preliminary
- IV. Other Business
 1. Zonko Builders Office RS
C/U #1618 – Site Plan – Road 381-A
 2. Mills Warehouses RS
C/U #1664 – Site Plan – Route 20
 3. Phillip D. Murray BG

C/U #1670 – Site Plan – Road 415B

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| 4. | Compass Point Associates
C/U #1671 – Site Plan – Route 9 | MJ |
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| 5. | Oyster House Villas
C/U #1642 – Site Plan – Oyster House Road | MJ |
| 6. | Heritage Village MR/RPC
Revised Record Plan – Road 283 | MJ |
| 7. | The Peninsula MR/RPC
Lot 125 Marina Bay – Phase 5A – Revised Setback | MJ |
| 8. | Midway Water Park
C/U #1108 – Revised Site Plan – Route One | MJ |
| 9. | Stonewater Creek and Pelican Point
Wastewater Treatment Facility – Site Plan – Route 5 | MJ |
| 10. | Ralph Timmons
3 Lots on 50' Right of Way – Route 26 | BG |
| 11. | Phyllis J. Gillinger
Reconsideration of Condition of Approval – Road 331 | RS |
| 12. | The Peninsula MR/RPC
Amended Condition of Approval | MJ |
| 13. | Bridgeville Microtel
Commercial Site Plan – Route 404 | RW |
| 14. | Subdivision #2004-50 – PGS Properties, LLC
Time Extension | BG |
| 15. | Subdivision #2004-57 – Blue Ribbon Properties, LLC
Time Extension | RW |
| 16. | Subdivision #2004-60 – Phillips Branch Associates, LLC
Time Extension | MJ |
| 17. | Subdivision #2005-1 – Pinewater Woods, LLC | MJ |

Time Extension

18. Subdivision #2005-11 – PNH Harmon, LLC
Time Extension

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: JANUARY 3, 2007

OLD BUSINESS

1. C/U #1711 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sewer treatment facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 13.41 acres, more or less, lying north of Route 336 (Piney Neck Road), 2,100 feet west of Route 335 (Bunting Road), and 2,200 feet east of Road 335A (Adams Road).
2. Subdivision #2005-7 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 46.43 acres into 43 lots, located south of Road 410 (Godwin School Road), 500 feet southeast of Route 20 (Hardscrabble Road).
3. Subdivision #2005-50 -- application of **KGH PROPERTIES DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 80.55 acres into 112 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 290, 770 feet north of Road 292.
4. Subdivision #2005-72 -- application of **BAYWOOD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 311.93 acres into 679 lots, (Environmentally Sensitive Developing District Overlay Zone), located northeast of Road 298, 3,950 feet southeast of Route 24.
5. Subdivision #2005-79 -- application of **PARADISE PROPERTY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 84.27 acres into 169 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Road 336, 4,300 feet southwest of Road 335A and north of Pepper Creek.