



Planning & Zoning

Agendas & Minutes

FEBRUARY 8, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 8, 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 January 25, 2007
- IV. Public Hearings
 1. C/Z #1605 – Nentego Properties, LLC MJ
 2. C/Z #1606 – Nentego Properties, LLC MJ
 3. Subdivision #2005-92 – Larry E. Willey BG
 4. Subdivision #2005-93 – Pinehaven Associates, LLC RW
 5. Subdivision #2005-95 – Harlton Acquisitions, L.L.C. RS
 6. Subdivision #2003-50 – Kaplan, Gallo & Howett IGB

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 26, 2007

PUBLIC HEARINGS

1. C/Z #1605 -- application of **NENTEGO PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR General Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying southeast of Route 24, 2,400 feet southwest of Route 5 and Road 297, to be located on 93.67 acres, more or less.
2. C/Z #1606 -- application of **NENTEGO PROPERTIES, 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 Indian River Hundred, Sussex County, land lying southwest of Route 24, 1,400 feet southwest of Route 5 and Road 297, to be located on 15.73 acres, more or less.
3. Subdivision #2005-92 -- application of **LARRY E. WILLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 7.53 acres into 4 lots, located east of Road 493, 431 feet south of Road 494.
4. Subdivision #2005-93 -- application of **PINEHAVEN ASSOCIATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 38.44 acres into 68 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 404, 1,150 feet northwest of Road 580.
5. Subdivision #2005-95 -- application of **HARLTON ACQUISITIONS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 90.56 acres into 197 lots, (Environmentally Sensitive Developing District Overlay Zone), located east of Road 348A and south of Road 349.
6. Subdivision #2003-50 -- application of **KAPLAN, GALLO & HOWETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 57.00 acres into 53 lots, located on both sides of Road 257, approximately 2,465 feet southwest of Route One.