



Planning & Zoning

Agendas & Minutes

FEBRUARY 20, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Tuesday afternoon, FEBRUARY 20, 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 #1675 – Colonial East, Ltd. MJ
 2. C/U #1711 – Artesian Water Company, Inc. RS
 3. Subdivision #2005-86 – Dale Wheatley Preliminary – Hamlet of Tillery RW
 4. Subdivision #2005-90 – River Rock, L.L.C. Preliminary – River Rock Glen IGB
 5. Subdivision #2005-91 – Highland Development Corporation Preliminary – Ferry Cove MJ
 6. Subdivision #2005-94 – Seacoast Investments, L.L.C. Preliminary – Almshouse MJ
 7. Subdivision #2006-33 – Bethany Short Properties, LLC Preliminary – Blue Water RS
 8. Subdivision #2004-48 – Charles Guy Final – Ross Station RW
- IV. Other Business

1. Subdivision #2004-16 – Dyer Reed, LLC MJ
Time Extension – Herring Pointe

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2. Subdivision #2004-44 – Fran Gonzon IGB
Time Extension – Hummingbird Meadows
3. Subdivision #2004-48 – Charles Guy RW
Time Extension – Ross Station
4. Beaver Creek MJ
Amenity Area Site Plan – Route 9
5. Mills Warehouses RS
C/U #1664 Revised Site Plan – Road 382
6. Philadelphia Pentecostal Holiness Church, Inc. IGB
C/U #1371 Site Plan – Road 213
7. Lighthouse Cove RS
Preliminary Multi-Family Site Plan – Route 54
8. Anita Baker Wright BG
Parcel with 50' Right of Way – Road 431
9. John J. Hearn MJ
Parcel on Existing 50' Right of Way – Road 47
10. Charles Ross Ritter IGB
Parcel with 50' Right of Way – Road 265A
11. Gary L. and Cynthia A. White MJ
3 Lots with 50' Right of Way – Route 30
12. Sandra Wharton MJ
Parcel with 50' Right of Way – Route 288
13. Michael J. Hubbard BG
2 Parcels with 50' Right of Way – Road 487A
14. Smith Acres BG

Consideration of Substantial Construction – Road 454

15. Sam Yoder & Son Quality Meats IGB
Amended Condition – Route 16

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16. The Peninsula MR/RPC MJ
Amended Condition – Road 299

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: FEBRUARY 1, 2007

OLD BUSINESS

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. 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).
3. Subdivision #2005-86 -- application of **DALE WHEATLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 27.65 acres into 34 lots, (Cluster Development), located west of Road 598, 600 feet north of Road 611.
4. 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.
5. 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.
6. 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.

7. Subdivision #2006-33 -- application of **BETHANY SHORT PROPERTIES, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 20.08 acres into 49 lots, (Environmentally Sensitive Developing District Overlay Zone), located west of Route One, 3,500 feet north of Fred Hudson Road (Road 360).
8. Subdivision #2004-48 -- application of **CHARLES GUY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 57.81 acres into 38 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 534, 625 feet northwest of Road 546 and railroad.