



## *Planning & Zoning*

Agendas & Minutes

FEBRUARY 22, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 22, 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 February 8, 2007
- IV. Public Hearings
  1. C/Z #1609 – Oak Creek, LLC MJ
  2. C/Z #1610 – Burton's Pond Communities, LLC MJ
  3. Subdivision #2005-97 – James D. Parker BG
  4. Subdivision #2005-98 – AmeriStar Homes IGB
  5. Subdivision #2006-32 – Burton's Pond Communities, LLC 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: FEBRUARY 1, 2007

### PUBLIC HEARINGS

1. C/Z #1609 -- application of **OAK CREEK, LLC** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying east of Road 274 (Old Landing Road) and 0.7 mile south of Road 275 (Warrington Road), to be located on 115.29 acres, more or less.
2. C/Z #1610 -- application of **BURTON'S POND COMMUNITIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural 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 east of Route 24 and on both sides of Route 49 (Pinewater Road), to be located on 41.94 acres, more or less.
3. Subdivision #2005-97 -- application of **JAMES D. PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 4.32 acres into 3 lots, located west of Road 409, 705.22 feet south of Road 410.
4. Subdivision #2005-98 -- application of **AMERISTAR HOMES** to consider the Subdivision of land in a MR Medium Density Residential District in Cedar Creek Hundred, Sussex County, by dividing 32.60 acres into 68 lots, located north of Road 619, 900 feet north of Route 36.  
WITHDRAWN FEBRUARY 7, 2007
5. Subdivision #2006-32 -- application of **BURTON'S POND COMMUNITIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 158.70 acres into 265 lots, (Environmentally Sensitive Developing District Overlay Zone), located north and south of Route 48, and west of Route 24.