



## *Planning & Zoning*

### Agendas & Minutes

MARCH 22, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 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 March 8, 2007  
Approval of Minutes of March 15, 2007
- IV. DISCUSSION ONLY
  1. C/Z #1615 – North Milton Development Group II IGB
  2. C/Z #1616 – North Milton Development Group II and 1630 Ventures L.L.C. IGB
  3. C/Z #1617 – North Milton Development Group I and North Milton Development Group II IGB
  4. C/Z #1618 – North Milton Development Group II and 1630 Ventures L.L.C. IGB
  5. C/U #1724 – North Milton Development Group II IGB
  6. C/U #1725 – Harry Isaacs, Jr. IGB
- V. Public Hearings
  1. C/U #1680 – Samir Ghabar MJ
  2. C/U #1681 – W. Edward Metz MJ

3. C/U #1682 – Tim Haines RS
4. C/U #1683 – Wayne Baker, LLC MJ
5. Subdivision #2006-1 – Thomas Head-H & H Investment Associates RW

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: MARCH 9, 2007

DISCUSSION ONLY

1. C/Z #1615 -- application of **NORTH MILTON DEVELOPMENT GROUP II** 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 Broadkill Hundred, Sussex County, land lying north of Route 16, 1,800 feet east of Route 30, to be located on 35.70 acres, more or less.
2. C/Z #1616 -- application of **NORTH MILTON DEVELOPMENT GROUP II and 1630 VENTURES, L.L.C.** 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 Broadkill Hundred, Sussex County, land lying at the southeast corner of Route 16 and Route 30, and also south of Route 16, to be located on 56.48 acres, more or less.
3. C/Z #1617 -- application of **NORTH MILTON DEVELOPMENT GROUP I and NORTH MILTON DEVELOPMENT GROUP II** to amend the Comprehensive Zoning map from an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying north of Route 16, east of Route 30 and west of Road 212 (Cedar Creek Road), to be located on 435.67 acres, more or less.
4. C/Z #1618 -- application of **NORTH MILTON DEVELOPMENT GROUP II and 1630 VENTURES, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying south of Route 16, east of Route 30 and west of the town limits of the Town of Milton, to be located on 226.41 acres, more or less.
5. C/U #1724 -- application of **NORTH MILTON DEVELOPMENT GROUP II** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sewage treatment plant to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 74.61 acres, more or less, lying east of Route 30, 0.6 mile south of Reynolds Pond Road (Road 231).
6. C/U #1725 -- application of **HARRY ISAACS, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of sludge, treated sludge or any material containing these materials by spray irrigation

to be located on a certain parcel of land lying and being in Broadkill and Cedar Creek Hundreds, Sussex County, containing 1,739.779 acres, more or less, lying on both sides of Route 16, both sides of Route 30, both sides of Road 231, east of Road 212, and both sides of Route 38.

### PUBLIC HEARINGS

1. C/U #1680 - application of **SAMIR GHABAR** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a business park to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.2905 acres, more or less, lying southeast of Shady Road (Road 276), 400 feet northeast of Plantation Road (Road 275).
2. C/U #1681 - application of **W. EDWARD METZ** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a campground with area for boat and RV storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 59.866 acres, more or less, lying east of Shingle Point Road (Road 249), across from Road 253.
3. C/U #1682 - application of **TIM HAINES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a pet grooming service to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.80 acres, more or less, lying northeast of Route 26, 525 feet southeast of Road 346.
4. C/U #1683 - application of **WAYNE BAKER, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 72.72 acres, more or less, lying at the northeast corner of Avalon Road (Road 302A) and Lawson Road (Road 296).
5. Subdivision #2006-1 - application of **THOMAS HEAD-H & H INVESTMENT ASSOCIATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 62.41 acres into 48 lots, located south of Road 548 (Horseshoe Road), 1,770 feet southwest of Road 552 (Neals School Road).