



# PLANNING & ZONING

## AGENDAS & MINUTES

MAY 22, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 22, 2008, 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 April 30, 2008  
Approval of Minutes of May 8, 2008  
Approval of Minutes of May 14, 2008
- IV. Old Business
  1. C/U #1790 – Martha's Light, LLC RS
- V. Public Hearings
  1. Subdivision #2006-67 – CH3, LLC c/o John Herholdt IGB
  2. Subdivision #2006-68 – Dove Estates, LLC RW
  3. C/U #1788 – Artesian Water Company, Inc. MJ
  4. C/U #1789 – Artesian Water Company, Inc. MJ
  5. C/U #1791 – Tidewater Utilities, Inc. RS

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: MAY 9, 2008

OLD BUSINESS

1. C/U #1790 -- application of **MARTHA'S LIGHT, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a continuing care retirement community to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 42.85 acres, more or less, of a 54.87 acre tract, lying 500 feet northeast of Muddy Neck Road (Road 361) and adjacent to the westerly side of the Assawoman Canal and 150 feet east of Ogre Drive within the Town of Ocean View.

PUBLIC HEARINGS

1. Subdivision #2006-67 -- application of **CH3, LLC C/O JOHN HERHOLDT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 166.14 acres into 99 lots, located west of Road 216, 4,300 feet southwest of Road 214.
2. Subdivision #2006-68 -- application of **DOVE ESTATES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Nanticoke Hundred, Sussex County, by dividing 73.20 acres into 111 lots, located south of Road 526A and west of Road 525.
3. C/U #1788 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.688 acres, more or less, lying at the easterly end of a private road (Meadow Creek Drive) 2,200 feet east of Route 5 and 100 feet north of the centerline of Beaverdam Creek.
4. C/U #1789 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional wastewater facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.76 acres, more or less, lying east of Route 5 on both sides of Meadow Creek Drive (a private road) and 2,000 feet north of Route 9 at Harbeson.
5. C/U #1791 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in a MR-RPC Medium Density Residential District/Residential Planned Community for a central drinking water facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.03 acres, more or less, lying south of Road 336, 100 feet east of Road 336A.