



## *Planning & Zoning*

### Agendas & Minutes

JUNE 14, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 14, 2007, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of May 16, 2007  
Approval of Minutes of May 24, 2007
- IV. Public Hearings
  1. C/U #1705 – The Commonwealth Group MJ
  2. C/U #1747 – Artesian Water Co., Inc. MJ
  3. C/U #1748 – Delaware Electric Cooperative BG
  4. C/Z #1554 – Ordinance to Delete/Modify Conditions
  5. Ordinance Amendment – Increase Density in AR-1 District
- V. Submittal of Traffic Impact Study Report for “The Village of Elizabethtown” relating to:
  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

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 25, 2007

REVISED: JUNE 7, 2007

(Revised to include "The Village of Elizabethtown")

## PUBLIC HEARINGS

1. C/U #1705 -- application of **THE COMMONWEALTH GROUP** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for warehousing, mini-storage and contractor condominiums to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 74.04 acres, more or less, lying west of Park Avenue (State Truck Route 9), south of the railroad and 0.7 mile south of Route 9.
2. C/U #1747 -- application of **ARTESIAN WATER CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for public utilities, buildings, treatment plants, disposal sites, well site, water storage tank, and water treatment plant to serve as a regional facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 2 tracts of land totaling 18.43 acres, more or less, lying at the southeast corner of Road 247 (Log Cabin Road) and Road 290 (Coolspring Road) and east of Road 290 (Coolspring Road) and north of the railroad and Route 9.
3. C/U #1748 -- application of **DELAWARE ELECTRIC COOPERATIVE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an electrical substation to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 4.3 acres, more or less, lying west of Conaway Road (Road 431), approximately 500 feet north of Phillips Hill Road (Road 472).
4. C/Z #1554 Amendment to Conditions -- An Ordinance to delete and/or modify the conditions imposed in Ordinance No. 1770 for Change of Zone No. 1554, the application of Marine Farm, L.L.C., a MR-RPC Medium Density Residential District-Residential Planned Community located in Lewes and Rehoboth Hundred, Sussex County, lying southeast of Beaver Dam Road (Road 285) and southwest of Jimtown Road (Road 285A).
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 22 OF THE CODE OF SUSSEX COUNTY ALLOWING FOR AN INCREASE OF DENSITY FOR MULTIFAMILY DWELLING STRUCTURES AND/OR TOWNHOUSES AND/OR TOWNHOMES IN AR-1 DISTRICTS WITHIN COMPREHENSIVE PLAN GROWTH AREAS, PROVIDING FOR SPECIFIC CIRCUMSTANCES, FEES AND/OR CONDITIONS FOR OBTAINING SUCH AN INCREASE IN DENSITY AND PROVIDING AN INCENTIVE FOR THE ACQUISITION AND PRESERVATION OF OPEN SPACE AND/OR ACTIVE AND/OR PASSIVE RECREATION AREAS.