



# PLANNING & ZONING

## AGENDAS & MINUTES

JUNE 26, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 26, 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 June 12, 2008  
Approval of Minutes of June 18, 2008
- IV. Public Hearings
  1. C/U #1738 – Baywood, LLC MJ
  2. C/U #1792 – Tidewater Environmental Services, Inc. MJ
  3. Subdivision #2006-70 – PAF, LLC c/o Paul Kruger MJ
  4. Subdivision #2006-71 – Thomas E. and Charlene A. Jones MJ
  5. Subdivision #2006-72 – Gregory A. and Charlotte L. Hastings RW
- V. Old Business
  1. Comprehensive Land Use Plan

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: JUNE 13, 2008

PUBLIC HEARINGS

1. C/U #1738 -- application of **BAYWOOD, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an equestrian center to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.0 acres, more or less, lying 450 feet northeast of Banks Road (Road 298) and approximately 600 feet southeast of Green Road (Road 298-A).
2. C/U #1792 -- application of **TIDEWATER ENVIRONMENTAL SERVICES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional wastewater collection, treatment and disposal facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 320.21 acres, more or less, lying on both sides of Route 24 (John J. Williams Highway), southeast of Road 277 (Robinsonville Road), both sides of Road 289 (Jolyns Way) and both sides of Road 279 (Camp Arrowhead Road).
3. Subdivision #2006-70 -- application of **PAF, LLC C/O PAUL KRUGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 21.22 acres into 14 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 321, 900 feet north of U.S. Route 113.
4. Subdivision #2006-71 -- application of **THOMAS E. AND CHARLENE A. JONES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 34.09 acres into 2 lots, located at the southwest corner of Emma Lane and Route 30 and 1,001 feet north of Road 252.
5. Subdivision #2006-72 -- application of **GREGORY A. AND CHARLOTTE L. HASTINGS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 14.23 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, and a waiver from the forested buffer requirements, located south of Route 18 (Route 404), 2,700 feet west of Road 528.

OLD BUSINESS

1. 2007 LAND USE PLAN UPDATE -- AN ORDINANCE ADOPTING THE 2007 UPDATE OF THE COMPREHENSIVE PLAN FOR SUSSEX COUNTY AND REPEALING ORDINANCE NO. 1574, THE COMPREHENSIVE PLAN UPDATE, ADOPTED DECEMBER 10, 2002.