



Planning & Zoning

Agendas & Minutes

JULY 26, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 26, 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 July 12, 2007
- IV. Old Business
 1. Subdivision #2004-17 – Natelli Communities, Ltd. Partnership MJ
Final – Phase 1
 2. Subdivision #2004-52 – Holland Mills Delaware, L.L.C. MJ
Final
 3. Subdivision #2007-19 – Ameri-Star Homes IGB
Preliminary
 4. Subdivision #2006-20 – Stella J. Mitchell, Trustee IGB
Preliminary
- V. Public Hearings
 1. C/U #1756 – Artesian Water Company, Inc. MJ
 2. C/U #1757 – Artesian Water Company, Inc. MJ
 3. Subdivision #2006-22 – Bethany Woods, LLC RS
 4. Subdivision #2006-23 – Gordon Winegar BG
 5. Subdivision #2006-24 – Herman and Betty Staats BG

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: JULY 16, 2007

OLD BUSINESS

1. Subdivision #2004-17 -- application of **NATELLI COMMUNITIES, LTD. PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 250.13 acres into 544 lots, located north of Route 9, 0.25 miles east of Road 261.
2. Subdivision #2004-52 -- application of **HOLLAND MILLS DELAWARE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 68.29 acres into 136 lots, (Cluster Development), located south of Road 260 (Walker Road), approximately 1 mile west of Road 258 (Hudson Road).
3. Subdivision #2007-19 -- application of **AMERI-STAR HOMES** to consider the Subdivision of land in a MR Medium Density Residential District in Cedar Creek Hundred, Sussex County, by dividing 34.32 acres into 80 lots, located on the northwest side of Road 619, approximately 900 feet north of Shawnee Road (Route 36).
4. Subdivision #2006-20 -- application of **STELLA J. MITCHELL, TRUSTEE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 59.89 acres into 35 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south and east of Road 242, 1,074 feet west of Road 319.

PUBLIC HEARINGS

1. C/U #1756 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water utility facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.49 acres, more or less, lying northeast of Clamshell Lane, 60 feet northwest of Alligator Alley within Heron Bay Subdivision being southwest of Road 286 (Hopkins Road).
2. C/U #1757 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water utility facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.52 acres, more or less, lying southeast of Shoreline Drive across from Longshore Drive within Stonewater Creek Subdivision east of Route 5.
3. Subdivision #2006-22 -- application of **BETHANY WOODS, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 12.20 acres into 19 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Road 360, approximately ½ mile west of Route One.

4. Subdivision #2006-23 -- application of **GORDON WINEGAR** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 6.62 acres into 4 lots, located at the end of a 50' right of way, 1,600 feet south of Road 78A and north of Broad Creek.
5. Subdivision #2006-24 -- application of **HERMAN AND BETTY STAATS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 8.09 acres into 2 lots, located southwest of Road 410, 935 feet northwest of Road 433.